



Things to Know When Buying or Selling a Manufactured Home

- Subject Property must be built after April 15, 1976
- **Subject Property cannot be a single-wide trailer.**
- Subject Property must be set on a permanent foundation and title purged.
- **Subject Property must be on original location/never moved after set from the factory.**
- A copy of the Manufactured Home Affidavit of Real Property will be needed from the sellers—this should be filed with the county, if not, a new one will need to be fully executed and recorded at closing.
- A Foundation Inspection and Report by a licensed engineer will be needed stating that the foundation is permanent and meets HUD standards.
We recommend ordering this from: RMG Engineering @ 970.330.1071 or Mark Benjamin @ Crown Jade Design & Engineering 970.472.2394
- If the original HUD Tag is not present, a label verification will need to be ordered through IBTS. The turn time is 5-7 business days.
- If the Wind, Thermal and Roof Certification is not available a Certification will have to be ordered through IBTS. The turn time is 5-7 business days
IBTS WEBSITE- <http://www.ibts.org/>
- A well water test (if property has a well) showing that the water is acceptable for household use. The county provides a kit to get a water sample that needs to be returned to them for testing, which usually has a 48 hour turn-time. If the test comes back negative, the well will need to be treated and re-tested.
- Septic inspection and pump (if property has septic). Will need to be inspected by a licensed inspector/servicer. Inspection will need to confirm that the system is in good working order and has been pumped.
- Any out-buildings will be included in the appraisal and are subject to similar appraisal guidelines. Any safety issues, peeling paint, etc. will need to be addressed.

- Kristin Johnson

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