



## Are You Selling or Buying a Mobile Home?

Mobile homes can be located either within mobile home parks or upon privately owned real property. If a mobile home has been, or is in the process of being installed upon a permanent foundation system, it is legally transformed into and becomes defined as real property. All of these circumstances will impact the way in which a transaction for the transfer of a mobile home is handled. Escrow officers handling these transactions must be very familiar with the titling and transfer requirements of the Department of Housing and Community Development of the State of California.

Chicago Title Escrow Officers are members of a highly skilled team. We are very familiar with mobile home sale escrows and can guide you through the complicated steps of closing a mobile home escrow. Chicago Title not only handles mobile home escrows, but also handles residential sales and refinance transactions as well. You can rely on Chicago Title for all your escrow transactions.

### What is a Form 433A?

In California, to convert the manufactured home to real property, Form 433A must be recorded. California Department of Housing and Community Development (HCD) requires manufactured housing owners who affix their units to foundation systems to record a Form 433A with HCD. After installation has been approved and on the same day the certificate of occupancy has been issued, HCD shall record Form 433A with the County Recorder's office. Generally speaking, the recorded 433A is required by the mortgage lender and/or the Title Company.

