

MOBILE HOME PURCHASE AND SALE AGREEMENT

Location: _____ Date: _____

Seller Information:

Full Name: _____

Government ID / Driver License No.: _____

Address: _____

Phone/Email: _____

Buyer Information:

Full Name: _____

Government ID / Driver License No.: _____

Address: _____

Phone/Email: _____

Mobile Home Information:

Make/Model: _____

Year of Manufacture: _____

Serial Number / HUD Label Number: _____

VIN (if applicable): _____

Location of Mobile Home: _____

Condition (as disclosed): _____

Purchase Price and Payment Terms:

Purchase Price: _____ USD

Payment Method and Schedule: _____

Clause 1 – Purpose of Agreement

Seller agrees to sell and Buyer agrees to purchase the mobile home described above, including all attached fixtures, appliances, and accessories (collectively, the “Mobile Home”), on the terms set forth herein. Seller represents that Seller has full right, title, and authority to convey the Mobile Home and that no third party consent is required other than as expressly stated in this Agreement.

Clause 2 – Condition; AS-IS WHERE-IS

Except as expressly stated in writing in this Agreement, the Mobile Home is sold AS-IS, WHERE-IS, with all faults, and without any express or implied warranties, including without limitation any implied warranties of merchantability or fitness for a particular purpose under applicable law (including U.C.C. Article 2 as adopted in the Governing Law State). Buyer acknowledges having had the opportunity to inspect the Mobile Home and accepts the apparent condition subject only to rights provided in the inspection clause.

Clause 3 – Equipment, Accessories, and Documentation

At Closing, Seller shall deliver all keys and any equipment and accessories currently part of the Mobile Home and not expressly excluded, together with available documentation, including the title, registration papers (if applicable),

manuals, maintenance records, and invoices. Any exclusions shall be listed in an attached Schedule, which is incorporated herein.

Clause 4 – Seller’s Representations and Warranties

Seller represents and warrants that: (a) Seller is the sole legal and beneficial owner of the Mobile Home with good and marketable title; (b) the Mobile Home is free and clear of all liens, security interests, mortgages, taxes, charges, and encumbrances of any kind; (c) the identification numbers are true and correct and have not been altered; (d) to Seller’s knowledge, the Mobile Home is not stolen and is not subject to any pending claim or litigation; and (e) Seller has disclosed to Buyer all material defects known to Seller. These warranties survive Closing for a period permitted by applicable law but do not expand any remedy beyond those provided herein.

Clause 5 – Inspection and Walkthrough

Buyer may, at Buyer’s sole cost, conduct an inspection of the Mobile Home prior to Closing. If the inspection discloses material defects not previously disclosed, Buyer may terminate this Agreement by written notice within the period agreed upon. If Buyer does not timely terminate, Buyer is deemed satisfied with the Mobile Home’s condition.

Clause 6 – Risk of Loss and Delivery

Risk of loss, damage, or destruction passes to Buyer upon physical delivery of the Mobile Home to Buyer or Buyer’s designated location at the agreed delivery location. Delivery shall occur on or before the date mutually agreed. Until delivery, Seller shall bear all risks and shall maintain the Mobile Home in at least the same condition as of the date of execution, ordinary wear and tear excepted.

Clause 7 – Purchase Price, Deposit, and Payment

The total Purchase Price is _____ USD. Buyer shall pay a deposit of _____ USD (if any) upon execution, to be applied to the Purchase Price at Closing. The balance shall be paid by wire transfer, cashier’s check, or other immediately available funds acceptable to Seller at Closing. Any escrow arrangement shall be set forth in a separate written instruction between the parties and, if applicable, the escrow agent.

Clause 8 – Taxes, Fees, and Registration

Buyer is responsible for all sales/use taxes, title transfer fees, registration, and governmental fees arising from the purchase and post-Closing ownership of the Mobile Home. Seller is responsible for all costs required to release any existing liens or encumbrances and to obtain any necessary payoff/termination statements and lien releases at or before Closing.

Clause 9 – Liens and Encumbrances

Seller shall convey the Mobile Home free and clear of all liens and encumbrances. If any pre-Closing lien, security interest, or charge is discovered after Closing and relates to Seller’s period of ownership, Seller shall promptly and at Seller’s sole cost cause the same to be discharged and shall indemnify, defend, and hold Buyer harmless from any associated claims, costs, and expenses.

Clause 10 – Title and Closing Deliverables

At Closing, Seller shall deliver: (a) the original title duly assigned to Buyer; (b) lien releases and payoff letters as applicable; (c) a notarized bill of sale in the statutory form required by the state of registration, as applicable; and (d) valid government-issued identification of the signatories. Buyer shall deliver the balance of the Purchase Price and any other documents reasonably required for transfer.

Clause 11 – Maintenance and Care Prior to Closing

From execution until delivery, Seller shall maintain the Mobile Home in substantially the same condition, perform reasonable routine upkeep, and promptly notify Buyer of any material adverse change. Buyer shall have a right to a final walk-through inspection at delivery.

Clause 12 – Insurance and Transport

Unless otherwise agreed in writing, Buyer shall be responsible for arranging and paying for insurance coverage effective from the moment risk of loss passes under this Agreement, and for transport of the Mobile Home after delivery. If the parties agree to any relocation prior to Closing, the party requesting relocation shall bear associated costs and risks, unless expressly stated otherwise.

Clause 13 – Personal Information

The parties will process each other's personal information solely for the purposes of negotiating, executing, and performing this Agreement, and for complying with legal obligations (e.g., tax, titling, anti-fraud). Each party shall use reasonable safeguards appropriate to the nature of the information and applicable U.S. law.

Clause 14 – Confidentiality

The terms of this Agreement and any non-public technical or financial information exchanged in connection herewith shall be treated as confidential and shall not be disclosed to any third party except to professional advisors, lenders, insurers, governmental authorities as required by law, or as otherwise agreed in writing.

Clause 15 – Default and Remedies

If Buyer materially breaches and fails to cure within ____ days after notice, Seller may terminate and retain any deposit as liquidated damages (the parties acknowledging that actual damages would be difficult to ascertain), without prejudice to Seller's other remedies at law or in equity where permitted. If Seller materially breaches and fails to cure within ____ days after notice, Buyer may terminate and recover the deposit and any proven out-of-pocket costs of inspection or related expenses, or seek specific performance or other remedies available under applicable law.

Clause 16 – Severability

If any provision of this Agreement is held invalid, illegal, or unenforceable, the remaining provisions shall remain in full force and effect, and the invalid provision shall be replaced with a valid provision that most nearly reflects the parties' original intent.

Clause 17 – Entire Agreement; Amendments

This Agreement, together with any attached Schedules and any escrow instructions, constitutes the entire agreement between the parties with respect to the sale of the Mobile Home and supersedes all prior negotiations and understandings. No amendment or waiver is effective unless in a signed writing by the party to be bound.

Clause 18 – Notices

All notices shall be in writing and deemed given when delivered by hand, nationally recognized overnight courier, certified mail return receipt requested, or by electronic means capable of confirming transmission and receipt, to the parties' addresses set forth above (or to such other address as a party may designate by notice).

Clause 19 – Governing Law; Venue; Jury Trial Waiver

This Agreement shall be governed by the laws of the State of _____ (without regard to conflict-of-law rules). The parties consent to the exclusive jurisdiction and venue of the state or federal courts located in _____ County, _____. TO THE MAXIMUM EXTENT PERMITTED BY LAW, EACH PARTY KNOWINGLY AND VOLUNTARILY WAIVES THE RIGHT TO A TRIAL BY JURY IN ANY DISPUTE ARISING OUT OF OR RELATING TO THIS AGREEMENT.

Clause 20 – Signatures; Counterparts; Attachments

This Agreement may be executed in counterparts (including by electronic signature and PDF), each of which shall be deemed an original and all of which together constitute one instrument. The following Schedules are incorporated by reference: (i) Equipment/Inventory and Exclusions; (ii) Inspection Terms (if any); (iii) Payoff/Lien Release Statements (if any); (iv) Proof of Payment. The parties have executed this Agreement as of the date first written above.

SELLER'S SIGNATURE

BUYER'S SIGNATURE

Signature: _____

Signature: _____

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