

**YOUR MOBILE &  
MANUFACTURED  
HOME EXPERTS**

**USEFUL TERMS TO KNOW**

**CALIFORNIA DEPARTMENT OF HOUSING (DOH):** Is only applicable to mobile homes and was formerly known as the California Department of Housing and Community Development (HCD).

**ESCROW:** The escrow company will complete titling, tax clearance, fund distribution, power of authority etc. and is responsible for making sure buyer and seller interests are protected.

**FEDERAL LABEL:** The Federal Label indicates the home is a manufactured home, not a mobile home and was built to stringent construction and HUD national building code standards.

**LICENSEE REALTOR:** An agent that is licensed by the California Department of Real Estate (DRE) to sell real estate and certain manufactured and mobile homes.

**MANUFACTURED HOME:** Refers to homes built after June 1976 when the HUD national building code standards were developed, which pre-empted the mobile home construction codes for single-family mobile homes in every state.

**MOBILE HOME:** Refers to homes built prior to June 1976 before the national building code called HUD standards were developed. And are usually placed in one location and left there permanently, but they do retain the ability to be moved.

**MOBILE HOME ESCROW LAW:** Unlike general escrow law that essentially leaves it up to the principals to determine the conditions and stipulations for a given transaction, the mobile home escrow law provides a firm set of requirements that focus on the protection of consumers and lenders.

**MOBILE HOME RESIDENCY LAW:** (§798 of the California Civil Code) specifies the legal rights and duties between mobile home park residents (tenants) and park management (landlord). Park management must provide residents with a yearly current copy of this law.

**MODULAR HOME:** Are manufactured homes built in a production facility that are then transported and assembled on the final property location.

*(cont. other side)*

## YOUR MOBILE & MANUFACTURED HOME EXPERTS

The sale and transfer of mobile homes is considered a specialized area of real estate. First, unless attached to the foundation, a mobile home is considered personal property, making the guidelines for this escrow different from those of a site-built house. In this instance, the home is registered with the Department of Housing and Community Development. However, when the property is affixed to land, it is considered real property and the transaction is then similar to that of residential resale, regulated by the Department of Business Oversight.

A specialized Escrow Officer who understands all regulations, and has up-to-date knowledge of this unique process, is an absolute necessity in providing a smooth transaction. Prominent Escrow Services, Inc. remains educated on all laws and requirements involved in mobile home sales and our in-house dedicated Escrow Officers are extremely capable of successfully handling these types of transactions.

The information provided in this flyer is for general informational purposes and are subject to change without notice. Seek legal, tax or other professional advice before relying on this information.

GET IN TOUCH: 1-949-825-5125 | [Info@ProminentEscrow.com](mailto:Info@ProminentEscrow.com) | © 2018 Prominent Escrow. All Rights Reserved. DBO #963-2570