



# THE TEXAS MOBILE HOME SELLER'S CHECKLIST

Everything You Need to Know Before Selling Your Mobile Home  
Brought to you by Mobile Home Offers | (469) 795-1227 | [MobileHomeOffers.com](http://MobileHomeOffers.com)  
Licensed Retailer & Broker - RBI#37030 - Texas TDHCA Verified

## SECTION 1: GATHER YOUR DOCUMENTS

Before you can sell, you'll need these on hand:

- Title (Certificate of Title) - Issued by Texas TDHCA. If lost, apply for a duplicate at [tdhca.state.tx.us](http://tdhca.state.tx.us) (fee: ~\$55)
- Statement of Ownership - Required for all homes sold in TX after 2003. Confirms you are the legal owner.
- Lien Release Letter - If you had a mortgage/loan on the home, get written proof the lien is cleared.
- Property Tax Receipts - Get current-year paid receipts from your county appraisal district.
- Park Lease Agreement (if applicable) - Copy of your lot lease; buyer will need to qualify with the park.
- HUD Data Plate / Certification Label - Small metal plate inside a cabinet listing make, model, serial number, and wind zone rating.
- Manufacturer's Warranty (if still active) - Pass along to the buyer if available.

## SECTION 2: KNOW YOUR HOME'S VALUE

Price it right from the start:

- Look up your home's NADA value at [nadaguides.com](http://nadaguides.com) (use the "Manufactured Housing" section)
- Check recent sales of comparable mobile homes in your park or neighborhood
- Factor in: year, size (sq ft), number of bedrooms/bathrooms, upgrades, and lot rent
- Note: Most lenders won't finance homes built before 1976 (pre-HUD), which limits your buyer pool
- Decide between listing on the market (slower, more work) vs. selling to a cash buyer (faster, as-is)

## SECTION 3: PREPARE YOUR HOME

You don't need to spend big to sell fast:

- Deep clean - Carpets, appliances, bathrooms, and exterior skirting
- Declutter - Remove personal items; less clutter = more perceived space
- Basic repairs - Fix leaky faucets, broken windows, HVAC filters, light bulbs
- Exterior - Mow/trim lawn, power-wash siding and steps, touch up paint if needed
- Pets - Remove or contain during showings
- Photos - Take at least 12 bright, wide-angle photos (natural light works best)
- NOTE: If selling to a cash buyer like Mobile Home Offers, none of this is required - we buy as-is!

## SECTION 4: UNDERSTAND THE TEXAS TRANSFER PROCESS

How the title legally transfers in Texas:

- Complete Form DMV-146 (Texas Title Application) - available from TDHCA
- Both buyer and seller sign the back of the current title
- Submit title transfer to TDHCA (not the county DMV)
- Transfer fee: typically \$55-\$85 depending on home classification
- If the home is on land you own, you may convert it to real property (separate process with county clerk)
- Timeline: Title transfers typically process in 2-4 weeks through TDHCA
- TIP: We handle all of this for you when you sell to Mobile Home Offers

## SECTION 5: KNOW YOUR SELLING OPTIONS

OPTION A - Sell to Cash Buyer (like Mobile Home Offers)

Timeline: 7-21 days | Condition: As-is, no repairs | Net Proceeds: No fees or commissions

OPTION B - List with Realtor

Timeline: 3-6 months | Condition: Market-ready required | Net Proceeds: Minus 5-6% commission + repair costs

OPTION C - For Sale By Owner (FSBO)

Timeline: Varies | Condition: Your effort required | Net Proceeds: No commission but takes more time and work

OPTION D - Sell to the Park

Timeline: Varies | Condition: Park sets terms | Net Proceeds: Often the lowest offer you'll receive

## SECTION 6: WATCH OUT FOR THESE COMMON MISTAKES

- [ ] Not having a clear title - This is the #1 deal-killer. Resolve liens BEFORE listing.
- [ ] Overpricing - Mobile homes depreciate; price based on comps, not what you paid.
- [ ] Skipping the park's approval process - If in a park, the buyer usually needs park approval before move-in.
- [ ] Signing a contract without reading it - Understand all contingencies, deposits, and closing timelines.
- [ ] Not disclosing known defects - Texas requires disclosure of material defects; non-disclosure can lead to legal issues.
- [ ] Forgetting to cancel utilities and lot rent - Do this AFTER closing, not before.

## SECTION 7: READY TO SELL? HERE ARE YOUR NEXT STEPS

OPTION A - Sell Fast for Cash (Recommended for speed and simplicity):

1. Call or text us: (469) 795-1227
2. Or fill out our 2-minute form at [MobileHomeOffers.com](http://MobileHomeOffers.com)
3. Get a no-obligation cash offer within 1 hour
4. Choose your closing date - as fast as 7 days
5. We handle ALL paperwork. You just show up and sign.

OPTION B - Sell On Your Own:

1. Gather all documents from Section 1
2. Price using NADA + local comps
3. List on Facebook Marketplace, Craigslist, [MHVillage.com](http://MHVillage.com)
4. Screen buyers carefully (ask about financing pre-approval)
5. Use a real estate attorney or title company for closing

---

Questions? Call or text (469) 795-1227 any time.

Mobile Home Offers is a licensed retailer & broker - RBI#37030 - TDHCA Verified

[MobileHomeOffers.com](http://MobileHomeOffers.com) | Serving Dallas, Fort Worth, Austin, McKinney, Frisco & all of Texas