

# Other Types of Transactions

Different types of transactions generally require forms specific to that type of transaction. (Checklists can be found on the home page under 'Company Documents')

- **Manufactured or Mobile Homes**
  1. Always use a Title Company that is experienced in handling manufactured or mobile home transactions.
  2. Manufactured or Mobile Home is “Personal” Property, not “Real” Property.
  3. Use the MHPA [Manufactured Home Purchase Agreement]
  4. MHA [Manufactured Home Advisory Addendum & Release]
  5. MHTDS [Manufactured Home Transfer Disclosures Statement]
  6. Park Approval [Buyer to meet with Park Officials]
  7. Park Lease [Buyer to meet with Park Officials]
  8. Title Search [instead of Preliminary Title Report]
  9. Title will prepare at Closing other forms specific to this type of transaction [Affidavit, Certificate of Value, Certificate of Title, Transfer form, Bill of Sale, etc.]
- **Probate Sale**
  1. RLA – check box on page 1 that this is a Probate Listing
  2. PLA [Probate Listing Advisory]
  3. PPA [Probate Purchase Agreement]
  4. PA [Probate Advisory]
  5. CCA [Court Confirmation Addendum] if court confirmation is required to approve the sale.
- **Short Sale**
  1. RLA – check box on page 1 that this is a Short Sale Listing.
  2. RPA – check box for Short Sale Addendum – RPA Paragraph 5.
  3. SSA [Short Sale Addendum]
  4. SSIA [Short Sale Information Advisory]
  5. Short Sale Lender(s) Consent Letter – Buyer & Seller need to sign this consent letter for all short sale lenders involved.
  6. DSSC [Delivery of or Failure to Deliver Short Sale Lender Written Consent] may be required if Short Sale Lender Consent Letter(s) are not delivered or if there is a need to change contract terms because of Consent Letter(s).
- **Vacant Land**
  1. VLL [Vacant Land Listing Agreement]
  2. VLPA [Vacant Land Purchase Agreement]
  3. VLQ [Vacant Land Questionnaire] instead of SPQ – No TDS is required
  4. BLVIA [Buyer Vacant Land Additional Information Advisory]
  5. NHD expanded Report is still required.