

ISSUING GUIDELINES

ALTA Endorsement: 07-06 (Manufactured Housing Unit)

Explanation:

This endorsement is issued in conjunction with either a Loan or Owner's Policy to insure a manufactured housing unit located on the land. Manufactured housing includes pre-fab homes, mobile homes, modular homes, and other manufactured housing permanently attached to the land as a fixture.

Underwriting Requirements:

- (1) You must verify that the manufactured housing is attached to the property as a permanent improvement; for example, you may verify by inspection, affidavit and survey, or affidavit and pictures.
- (2) You must verify that the manufactured housing is not treated under state law as personal property; for example, you must verify that any title certificate previously issued has been canceled.
- (3) You must verify that any liens on the title certificate are satisfied and that any sales or personal property taxes on the transfer of the manufactured housing are paid.
- (4) If state law provides that a separate UCC filing may be effective as to a third-party purchaser, then you must review the applicable UCC records in connection with the manufactured housing unit.
- (5) Even if you are not asked to issue this endorsement, you should, whenever insuring land with manufactured housing attached as a permanent improvement, verify that there are no liens on the title (either on the title certificate if applicable or as reflected by a UCC search) or you should make a general exception to any such possible liens.
- (6) You must verify that the assessor has assessed the manufactured home as a real property improvement.

Issuing guideline applies to the following Endorsement(s):

ALTA 7-06 Manufactured Housing Unit - 2006 ALTA Loan or Owner's Policy