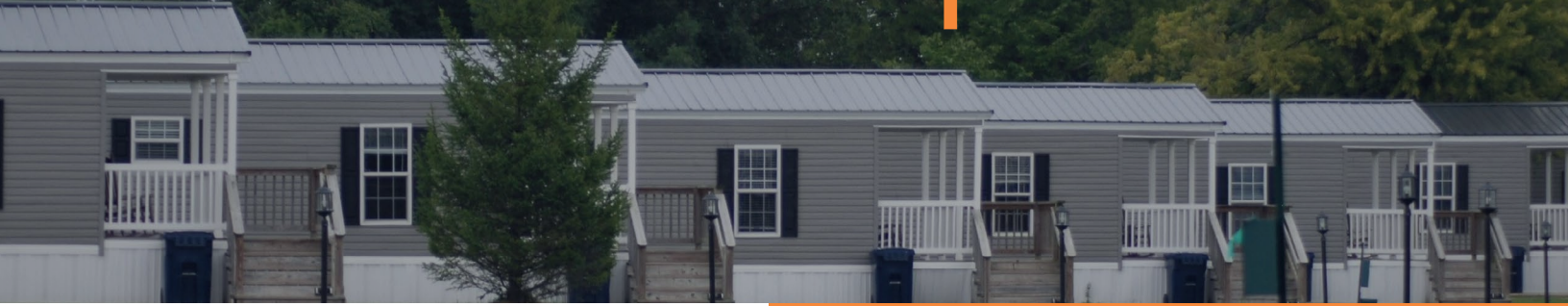


Mobile Home Title Tip



When a lender requests insurance on property which contains a manufactured housing unit (mobile home) They often require Alta Endorsement Form 7. This endorsement provides an insured lender with assurance that the manufactured housing unit (mobile home) located on the land is included within the policy definition of "land".

Lenders request said endorsement since Federal National Mortgage Association (Fannie Mae) has indicated that it will generally accept a title policy with an ALTA Endorsement form 7 attached as sufficient proof that the mobile home is real property.



The usual guidelines followed for issuing said endorsement are as follows:

- 1.** You must determine that the mobile home has been converted to real property pursuant to Health and Safety Code 18851 and the record reflects the existence of a Health and Safety Department (HSD) document in compliance therewith, describing the real property, the name of the owner(s) of the real property, and stating that a particular mobile home has been affixed thereto.
- 2.** An inspection of said property must be made confirming the foregoing.
- 3.** Determine the mobile home is free and clear of personal property liens.
- 4.** Determine that mechanics lien priority is not an issue.
- 5.** Determine that the lender's mortgage (or other loan documentation) identifies the mobile home with sufficient particularity.

Generally, there is NO charge for issuing said endorsement.

