

# DoublewideGuy.com

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Program eligibility subject to investor overlays and property history. Please call or text with any questions or concerns.

## Manufactured Home → Real Property Checklist

North Carolina – All Counties | Lender-Ready

### Purpose

- 1 Confirm a manufactured home has been legally converted to real property and is resale-ready.
- 2 Designed for lender, title, and underwriting review.

### Land Ownership

- 1 Seller owns the land where the home is permanently affixed.
- 2 Recorded deed and legal description match installation parcel.

### Permanent Foundation & Installation

- 1 Wheels, axles, and towing hitch removed.
- 2 Permanent foundation installed and anchored per code and manufacturer.
- 3 Utilities permanently connected; no intent to relocate.

### Permits & Inspections

- 1 All setup, electrical, plumbing, and septic (if applicable) finals approved.

### DMV Title Cancellation

- 1 NC manufactured home title surrendered/canceled.
- 2 All liens released; affidavit executed (e.g., MVR-46G).

### Register of Deeds Recording

- 1 Affidavit of Affixation recorded tying the manufactured home to the land (VIN/serials referenced).

### Tax Classification

- 1 Home assessed as real property with the land.
- 2 No active NC DMV personal property (titled home) tax billing.

### Engineering Certification Requirement (When Applicable)

- 1 Licensed Professional Engineer foundation certification required for VA, FHA, and USDA transactions.
- 2 Must certify structural permanence for remaining economic life and code compliance.