

the mobile home park. Make sure you understand all conditions of the park before signing anything.



### Alterations/Additions.

If the mobile home you are purchasing is in a mobile home park and the home has additions like a porch or extra bedroom, make sure you ask the owner to see a permit from the local County. **If they don't have the permit, you could be required to take down the addition or pay to have it removed.** If the home is on a private lot, the alteration/addition is permitted as long as it is self-supporting.

Always check with the owner of the mobile home park before you make an alteration/addition to the home. You must also check with the county for code requirements and any necessary permits. If your home is on a private lot, you will need to draw a design for the addition/alteration and have the Department of Labor and Industries approve the design. An alteration permit is necessary for any alterations to the home.

Remember, codes vary from county to county, so make sure to contact your county for specifics.

### Questions?



If you have questions about specific safety codes in Grant or Adams County, you can contact the following offices:

**Adams County Building and Planning** located at 425 East Main Street, Suite 200, **Othello**, Washington 99344; Telephone (509) 488-9441.

**Grant County Building Department and Code Enforcement Office** located at 457 1st Avenue NW, **Ephrata**, Washington 98823; Telephone (800)572-0119, ext 320 or 344.

**City of Moses Lake—Community Development** located at 321 S. Balsam Street, **Moses Lake**, Washington, 98837; Telephone (509) 766-9201.

**Department of Labor and Industries** located at 3001 West Broadway Avenue, **Moses Lake**, Washington, 98837; Telephone (800)574-2285.

## Practical Information When Purchasing a Used Mobile Home in Grant/Adams County



Purchasing a used mobile home is confusing. There are many questions you should ask before buying a used mobile home.

This brochure will educate you about important information to consider before buying a used mobile home within Grant and Adams counties.

If you have questions you should call **CLEAR** at 1-888-201-1014, Monday thru Friday from 9:15 a.m. until 12:15p.m. You can also call the **Washington State Attorney General's Office** at 1-800-551-4636, Monday thru Friday from 10 a.m. to 3 p.m.

## Look at the title before buying.

The first thing you must do when considering the purchase of a used mobile home is to ask the person who is selling the home to show you the title. A title is a legal document from the State of Washington that describes the home and lists the owner(s). It is VERY important to verify that the person who is selling the mobile home is also the actual owner.



## Consider all costs involved.

Before you decide to buy, and before you make a down payment, make sure you ask about the following costs:

1. Price of home, including insurance.
2. The cost of the lot rent.
3. The cost of connecting the home to utilities.
4. The costs of financing, interest, and closing costs.

## Make sure the home is safe.

Nobody wants to buy an unsafe home. Make sure you have the home inspected by a professional who is familiar with the safety codes in your

county. You can find home inspectors on the internet or by calling a local real estate office. A home inspector charges approximately \$70 to \$100 and can tell you if there are:

- Structural problems
- Pest problems
- Wiring, plumbing, or electrical problems

If you have questions about specific safety codes, make sure you contact your local county office (see addresses of local offices on back of brochure.)



## Finalizing the Sale.

It is very important that you sign a written contract and obtain a copy from the owner.

The items that should be included in a written contract are:

- The names of the people buying and selling the home
- The date of the sale
- A description of the home, including complete address and all that will be included in the sale, such as land and outbuildings, etc.
- The total price of the sale
- The financing agreement, including any interest
- How much the monthly payments will be, when the payments are due, and to whom and where the payments shall be made

- The move in date
- Any special conditions placed on the sale
- Signatures of both the buyer and the owner

Do not sign the contract until you understand all of the information and costs. Also, once the contract has been signed, make sure that you are given a copy of the title that shows you as being the registered or licensed owner of the mobile home.

## Deposits and Monthly payments.

Never make any payments in cash without receiving a receipt. Pay with a money order, cashier's check, or personal check. Make sure to always keep your receipts for monthly payments, utilities, deposits, and other fees paid.

## Buying in a Mobile Home Park.

If the mobile home is located in a mobile home park, check with the owner of the mobile home park to make sure the sale is allowed. You will be responsible for paying the monthly rent for the lot space the home is on so you will need to fill out any rental applications necessary. You must obtain a copy of the lease agreement for the lot space and a copy of the rules and regulations for