

MANUFACTURED HOME AFFIXTURE

A practical checklist for homeowners with a missing mobile home title

This guide explains a Michigan process for certain homes that have been attached to land for 15 years or more.

Check each box as you complete the step.

1 | Check whether your home qualifies

- ☐ I own the land where the manufactured home is located, and I claim ownership of the home.
- ☐ The manufactured home was already attached to the land when I acquired the property.
- ☐ The home has been located on the property for at least 15 years.
- ☐ I lost or never received the certificate of title for the home.
- ☐ The home is not in a mobile home park.
- ☐ The wheels, towing hitch and running gear have been removed, and the home is attached to a foundation or other support system.
- ☐ To the best of my knowledge, no payments are being made on a debt secured by the home, and no amount remains owed on such debt.

2 | Gather property and home information

- ☐ My full legal name, mailing address, and the home's physical address (if different).
- ☐ The manufacturer, model, year, and serial number/VIN, to the extent known.
- ☐ A copy of the deed showing my ownership of the real property (the vesting deed).
- ☐ The property's full legal description and tax parcel identification number.
- ☐ Information showing when the home was placed on the property.

Tip: Old assessment records, deeds, photographs, and statements from people familiar with the home's history may help support its age and placement.

3 | Prove the 15-year history

- ☐ Collect satisfactory information showing the date the manufactured home was placed on the land or the date the assessment/tax roll first showed the home as an improvement.
- ☐ If using the assessment/tax-roll date, request documentation from the county treasurer proving that date.

COMPLETE THE PROCESS

Keep copies of every form, supporting record, receipt, approval and recorded document.

4 | Handle the serial number (if needed)

- ☐ If the serial number/VIN is known, include it in the required paperwork.
- ☐ If it is unknown, provide the Michigan Department of State with the completed affidavit of affixture and copies of the recorded deeds in the chain of title so it can search its records.
- ☐ If the department cannot locate a matching title, follow its instructions to request a replacement serial number and include that number in the completed affidavit.
- ☐ Pay any applicable serial-number fees.

5 | Complete and submit the forms

- ☐ Complete the Michigan Department of State Affidavit of Missing Mobile Home Title, including the statements required by MCL 125.2330k(1)(a)-(i).
- ☐ Complete the Affidavit of Affixture of Mobile Home Application and arrange for required notarization.
- ☐ Include the vesting deed, supporting historical documents and any additional items requested by the department.
- ☐ Submit the materials and required fee to the Michigan Department of State; confirm current instructions and fee before submitting.

6 | Record the approved affidavit

- ☐ After the department approves and returns the affidavit of affixture, immediately record the approved executed document with the Register of Deeds in the county where the property is located.
- ☐ Keep the recorded document in your permanent property records.

Helpful official resources

Michigan law: MCL 125.2330k | Michigan Secretary of State: Forms and instructions

IMPORTANT - GENERAL INFORMATION, NOT LEGAL ADVICE

This checklist is offered by Passenger Law PLLC as a helpful educational guide only. It is not legal advice, does not address every situation, and does not create an attorney-client relationship. The law, forms and agency requirements may change. If this process becomes overwhelming, if another person claims an interest in the home, or if you need individual guidance, you may contact Passenger Law PLLC to discuss whether to establish an attorney-client relationship. Representation begins only after the firm agrees to undertake representation.