

## Mobile

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Mobile homes for sale on rented or leased land. This includes if there is a mobile home for sale on an individual's private property where it will stay and pay a rental fee to the landowner. **Mobiles to be moved from rented land as a requirement of sale are not permitted on the MLS®.**

**IF THE MOBILE IS ON ITS OWN CERTIFICATE OF TITLE, THEN IT IS DEEMED RESIDENTIAL AND SHOULD BE LISTED UNDER THE RESIDENTIAL PROPERTY TYPE.**

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### **Properties that should be listed under Mobile:**

Any Mobile, Modular or Manufactured home for sale on rented land, such as in a gated community.

Mobile homes on rural properties may be listed under Mobile if they are required to pay a fee to remain on the land. **If the mobile home is to be moved off the land as a requirement of sale it is not permitted to be listed on the MLS®.**

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### **Mobile vs. Manufactured vs. Modular**

Mobile: Mobile homes were mass produced in the early 70's and were considered easily moved living spaces that are built off-site in a facility.

Manufactured: Mobiles built after 1981 are considered Manufactured homes, subject to a higher building standard. Built in one piece in a well-regulated homebuilding facility these homes were transported to site where builders place the home on wooden pillars, metal piers or a solid foundation or basement. Manufactured homes are generally built in three standard sizes—single wide, double wide and triple wide.

Modular: Like a Manufactured home, Modulares are built in a facility but in multiple pieces (2-5 pieces). These completed pieces get transported to the home site where they are joined on top of a solid foundation.