

## Mobile Home Park or Lot Landlord Lien for Rent Affidavit

A Landlord uses this form to foreclose on a lien and claim the right to sell or take ownership of a Mobile Home. Additional documents may be required.

To apply for a Certificate of Ownership (Title), bring this completed form and the Vehicle Title Application to a vehicle licensing office.

### Section 1 - Landlord Information

Name		Phone number	
Street Address	City	State	ZIP Code

### Section 2 - Requirements

Answer the following

1. Has the tenant not paid rent **due under the rental agreement** and has abandoned the premises? .....  Yes  No
2. Is the mobile home in a Mobile Home Park or Mobile Home Lot as defined in RCW 59.20.030? .....  Yes  No
3. Has the named tenant vacated the property and shows no indication of returning? .....  Yes  No
4. Have all parties listed below been notified of this claim by certified mail with postage prepaid? .....  Yes  No
5. Is the lien for no more than four months of rent due? .....  Yes  No

If you answered "No" to any of the questions above, **STOP** and do not proceed. You do not qualify for title transfer under this process and must obtain a court order.

### Section 3 - Mobile Home and Tenant Information

VIN/Serial Number		Length	Width
Make	Model	Year	

Tenant Name		Owner Name (if different)		
Street Address				
City		State	ZIP Code	
Alternate Street Address				
City		State	ZIP Code	

<b>Legal Owner/Security Interest</b>				
Street Address				
City		State	ZIP Code	
Alternate Street Address				
City		State	ZIP Code	

**Certification**

Answer the questions below

1. Have you read and understood, and will you comply with the applicable rules and regulations (RCW Chapters 59.18, 59.20, 60.10, 60.72 and WAC 308-56A-311), and do you understand the penalties for misconduct? .....  Yes  No

*I declare under penalty of perjury under the law of Washington that the foregoing is true and correct.*

\_\_\_\_\_  
PRINT or TYPE Name of landlord

\_\_\_\_\_  
Date and place (city or county) signed

**X**  
\_\_\_\_\_  
Signature of landlord

## Mobile Home Park or Lot Landlord Lien for Rent Affidavit Instructions

Use these instructions as a guide to completing the [Mobile Home Park or Lot Landlord Affidavit Application](#), form TD-420-727. All forms listed are available on our website at [dol.wa.gov](http://dol.wa.gov).

### General Information

A Court order is required when **either** of the following apply:

- The manufactured/mobile home is not found in the DOL database **or**
- The manufactured/mobile home is found in the DOL database, and the record shows a lienholder/security interest that is not listed on the Mobile Home Park or Lot Landlord Lien for Rent Affidavit

Review all applicable RCWs and WAC to be aware of legal rights. (See affidavit for citations.)

- Advise the landlord claiming a lien that it may be in their best interest to consult with an attorney before proceeding with the landlord lien process.

### Application Process for Park/Lot Owner to Title in Park/Lot Owner Name

1. Complete the Mobile Home Park or Lot Landlord Lien for Rent Affidavit
2. Obtain the appropriate tax documents from the county treasurer, i.e., Real Estate Excise Tax Affidavit (REET)
3. Proof of property tax paid
4. Complete a vehicle title application in advance or sign the application at the vehicle licensing office.
5. Bring completed forms to a vehicle licensing office

**Note: Additional documents may be required.**

### Application Process for Buyer when Park/Lot Owner Sells Manufactured/Mobile Home

When the owner of the manufactured or mobile home park or lot sells the manufactured/mobile home, they must provide the buyer with the following documents

- A properly completed [Mobile Home Park or Lot Landlord Lien for Rent Affidavit](#) or Certificate of Title in Park/Lot Owners name.
- Notarized/certified release of interest if release is not on the title
- Bill of Sale
- Other documents may be required.

### The buyer must submit the following documents:

A properly completed [Mobile Home Park or Lot Landlord Lien for Rent Affidavit](#) or Certificate of title in Park/Lot Owners name.

- Notarized/certified release of interest if release is not on the title
- Bill of Sale
- REET
- Proof of property tax paid
- Title application
- Other documents may be required.