



**MINNESOTA DEPARTMENT OF PUBLIC SAFETY
DRIVER AND VEHICLE SERVICES**

445 Minnesota Street, Saint Paul, MN 55101-5197
Phone: (651) 297-2126 TTY/TDD: (651) 282-6555
Web: dvs.dps.mn.gov

Manufactured Home Affixed to Real Property

Important: Read Before You Complete this Form

Minnesota Statutes Chapter 168A.141 describes the process to surrender a manufactured home title or manufacturer's certificate of origin, commonly referred to as an MCO, when the manufactured home is permanently affixed or is to be affixed to real property that is owned by the homeowner, whereby the manufactured home now becomes an improvement to the real property and is no longer titled as personal property. In this process the manufactured home title or MCO is surrendered to Driver and Vehicle Services and it is canceled. The title for a manufactured home that is not permanently affixed to foundation, or that is placed on land that is not owned by the homeowner cannot be surrendered.

The *Affidavit of Affixed Manufactured Home to Real Property* must be completed and submitted to Driver and Vehicle Services. After the affidavit has been completed and approved by Driver and Vehicle Services, you will receive the original affidavit which you must provide to the county recorder or registrar of titles.

After the MCO or title for the manufactured home has been surrendered the homeowner shall record the ***Affidavit of Affixed Manufactured Home to Real Property*** with the county recorder or register of titles for the county where the real property on which the manufactured home is affixed is located.

Important Notices:

1. A perfected security interest prevents surrender of the manufactured home title. The Department of Public Safety will not accept a title for surrender if a security interest is listed on the title unless each secured party provides a release, or satisfaction, of the security interest. Permanent attachment to real property or recording an affidavit of affixation does not extinguish an otherwise valid security interest.
2. When a security interest is released or satisfied, the homeowner must attach a copy of the release.
3. If a security interest is listed on the title and it is not released or satisfied, the homeowner must file a Notice of Security Interest, PS2726, with the county recorder or registrar of titles for the county in which the real property on which the manufactured home is located.
4. Complete two copies of the affidavit, one to be returned to the owner and one copy to DVS, include a check or money order written out to DVS for \$10 (filing fee) and mail to:

Minnesota Department of Public Safety
Driver and Vehicle Services Division
445 Minnesota St.
St. Paul, MN 55101-5187

Completing the Manufactured Home Affixed to Real Property

Date: Fill in the date on which the Manufactured Home Affixed to Real Property was prepared.

Legal Owners: Fill in the full legal name(s) of the owner(s) of the manufactured home as is shown on the Minnesota motor vehicle title or Minnesota driver's license.

Residence Address: Fill in the complete residence address of the manufactured home. If necessary, complete the mailing address, if different from the residence address.

Description of the Manufactured Home: Complete the manufactured home description:

- a. Year, make and model of the manufactured home
- b. The serial or identification number of the manufactured home.

Legal Description of the Real Property: Complete the legal description of the real property where the manufactured home is affixed or is to be affixed. The legal description can be found on many sources, including the deed by which you took title, the mortgage documents, the title insurance documents, or **you may contact your county.**

***Note:** *Many county auditors use an abbreviated legal description online; please ensure that you use only the full legal description.*

Written Statement from the County Auditor or County Treasurer: Attach a written statement from the county auditor or county treasurer stating that all property taxes payable in the current year have been paid, or not applicable.

Signatures: All listed homeowners must sign the affidavit where shown.

Notarized Signature: The affidavit must be notarized.

Lender's Statement of Intent (if applicable): The affidavit shall include a statement from the lender that the home is intended to be immovable and a permanent improvement to the land free of any personal property security interest.

An incomplete affidavit cannot be accepted.

Once complete the affidavit must be mailed in to:

Minnesota Department of Public Safety
Driver and Vehicle Services Division
445 Minnesota St.
St. Paul, MN 55101-5187

The signed affidavit is now the Notice of Surrender to the Owner.

The affidavit is now taken and recorded with the county auditor or county treasurer and is deemed to be an improvement in real property.



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Affidavit of Affixed Manufactured Home to Real Property

Reference: Minnesota Statutes Chapter 168A.141.

Homeowner, being duly sworn, on his or her oath, states as follows:

1. Homeowner owns the manufactured home ("home") described as follows:

Model Year	Manufacturer's Name	Model Name or Model No.
	<input type="text"/>	<input type="text"/>
Manufacturer's Serial Number	Length/Width of Home	
	<input type="text"/>	
New or Used?	<input type="text"/>	

2. A copy of the surrendered manufacturer's certificate of origin or certificate of title is attached.

- Original Manufactured Certificate of Origin is attached
- Original Certificate of Title is attached

3. A copy of the notice of surrender issued from the Minnesota Department of Public Safety Driver and Vehicle Services is attached.

- A legible copy of the notice of surrender is attached

4. The home is or will be located at the following "Property Address":

Street or Route:

City:	State:	Zip Code:	County:
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

5. The legal description of the property address ("land") is as follows or as attached hereto:

6. The homeowner is the owner of the land.

7. The home is, or must be promptly upon delivery, anchored to the land by attachment to a permanent foundation and connected to appropriate residential utilities (e.g., water, gas, electricity, sewer).

8. The homeowner intends that the home be an immovable permanent improvement to the land, free of any personal property security interest.

9. A copy of the written statement from the county auditor or county treasurer of the county in which the manufactured home is then located, stating that all property taxes payable in the current year (pursuant to Minnesota Statutes, section 273.125, subdivision 8, paragraph (b)), have been paid, or are not applicable, is attached.

10. The home must be assessed and taxed as an improvement to the land.

11. The name and address of the person designated by the homeowner to record the original affidavit of surrender with the county recorder or registrar of titles of the county in which the real estate is located is:

Name:

Street Address:

City:

State:

Zip Code:

Phone Number:

E-Mail Address:

IN WITNESS WHEREOF, homeowner(s) have executed this affidavit on this _____ day of _____ 20____.

Homeowner's Signature:

Printed Name:

Street Address:

City:

State:

Zip Code:

Phone Number:

E-Mail Address:

Homeowner's Signature (If Applicable):

Printed Name:

Homeowner's Signature (If Applicable):

Printed Name:

This instrument was drafted by, and when recorded return to:

Name:

Street Address:

City:

State:

Zip Code:

Phone Number:

E-Mail Address:

Subscribed and sworn before me this _____, day of _____, _____.
My Commission expires / /

Notary Public Signature _____

Notary Stamp or Seal
(Optional)

Lender's Statement of Intent

The undersigned ("lender") intends that the home be immovable and a permanent improvement to the land free of any personal property security interest.

Lender

By: _____
Authorized Signature

STATE OF _____)

_____) ss:

COUNTY OF _____

On the _____ day of _____ in the year _____ before me, the undersigned, a Notary Public in and for said state, personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person on behalf of which the individual(s) acted, executed the instrument.

Notary Signature

Notary Printed Name

Notary Public, State of _____

Qualified in the County of _____

My commission expires _____

Official Seal:

Exhibit A

Original manufacturer certificate of origin (MCO) or certificate of title or a legible copy of the notice of title surrender.

Exhibit B

Written statement from the county auditor or county treasurer of the county in which the manufactured home is then located, stating that all property taxes payable in the current year (pursuant to Minnesota Statutes, section 273.125, subdivision 8, paragraph (b)), have been paid, or are not applicable.