

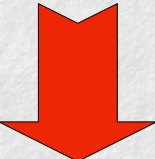
Legal Issues Involving Mobile Homes



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1

60 DAY RULE



1 Breach of lease condition
2 Holding over
3 Failure to pay rent

2

Closing the Community

- 180 days notice required
- “to another use?”
- damages?



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3

Home and Lot: "I own both!"



- Installment contract for home/ lease for lot:
- **Treat each separately!**

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4

Mobile home owned by someone else



No Big Deal

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5

Is it really a lease?



- Installment sales contract, however cleverly worded, does not satisfy requirement of "landlord-tenant relationship"

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6

Information?
Certainly.

Advice?
Certainly not.



...Gypsy Advice...

it's not just advice - it's guidance

7

RRAA applies.



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8

Competing Liens



Landlord's lien
(he loses)

Secured party's lien
(he wins)

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9

**The
problem:**



**abandoned
mobile homes**

10

A mobile home is a “house” or “building” for purposes of the burning statutes.



11

The End



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12
