

Railroad Springs MHC, LLC

1044 Topeka Street Kingman, Arizona
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Selling Your Home - Changing Title of Your Home

Per your lease and A.R.S. code there are certain things to know when selling or changing ownership of a Manufactured Home that resides within the Community. This includes any type of title change or occupancy change to an existing home that is different than when the original Lease was signed between the Homeowner/Space Tenant and the Landlord.

1. A home in the Community is yours and can be sold to anyone at any time as long as the home is removed from the Community in 30 days.
2. A home sold to a person that wishes to keep the home in the Community and occupy it must first be approved by the Landlord (the Park) and meets the guidelines of occupancy before occupying the home.
3. A home sold to a person that wishes to keep the home in the Community must be inspected by a licensed home inspection agency and reviewed for any code violation to either, Mohave County, or City of Kingman, and comply with the Railroad Springs Rules and Regulations. Any item found to be in violation of any of those items must be corrected before a buyer is approved to occupy the home.
4. A home sold to a person that wishes to keep the home in the Community may also be required to correct deferred maintenance items before a buyer is approved and allowed to occupy the home, painting, landscape, or repair of items around the home could fall into this list. These items will be specified at the time the current owner informs Railroad Springs MHC, LLC of their intention of selling in writing.
5. The applications for residency can be found in front of the mailboxes as you enter the Community or by contacting the office above. It lists the "Minimum Requirements" required for occupancy. Approval may be given only after a full review of the new application. Please allow 10 days for approval. Acceptance is at the full discretion of the Railroad Springs MHC, LLC and its Landlord but cannot violate the guidelines and laws set forth in Arizona law that governs Manufactured Housing.
6. Railroad Springs MHC, LLC must be notified in writing of the intent to Sell a home as it has the first Right of refusal to purchase the home. Please see your lease for details.
7. Copies of the Space Rental Agreement, Rules and Regulations, Statement of Policy, Drug Free/Crime Free Agreement and Summary of the Arizona Mobile Home Park Resident and Landlord Tenant Act can be found in the mailboxes in the front entrance of the Park or by contacting the office above.

If you have questions, please call the office at 928-440-1000.