

Sunset Mobile Home Park LLC

Sunset Community

1300 W Basin Ave, Pahrump NV 89060

Selling Your Home - Changing Title of Your Home

Per your lease and Nevada Manufactured Housing 188B 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, Nye County, Nevada Manufactured Housing Division or Sunset Mobile Home Park 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 Sunset Mobile Home Park LLC of their intention of selling.
5. This Community is an age restricted park. Which means by NRS118b that only persons 55 and older residents may occupy and own homes in the Community.
6. The applications for residency can be found in front of the mailboxes as you enter the Community. 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 Sunset Community and its Landlord but cannot violate the guidelines and laws set forth in NRS 188B.
7. Copies of the Rules & Regulation can be found by the mailboxes in the front entrance of the park.
8. Copies of the Space Rental Agreement can be found by the mailboxes in the front entrance of the park.

If you have questions, please call 775-727-6300