



**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 Unaffixed from Realty

Important: Read Before You Complete this Form

Minnesota Statutes Chapter 168A.142 describes the process to un-affix a manufactured home from real property and the manufactured home is to have a motor vehicle title reissued. Once the motor vehicle title has been reissued for the manufactured home it is no longer considered real estate or an improvement to real property and is now considered personal property.

Completing the Manufactured Home Affidavit of Severance

- 1. Manufactured Home Description:** complete the year, make and model, and serial number of the manufactured home. Indicate if the manufactured home is new or used.
- 2. Surrendered Manufactured Home Certificate of Title:** attach a copy of the previously surrendered manufactured certificate or origin or certificate of title (if available).
- 3. Notice of Surrender:** attach a copy of the notice of surrender from the Minnesota Department of Public Safety (if available).
- 4. Property Address and Legal Description:** provide the address where the manufactured home is or will be located along with the legal description of the property address.
- 5. Known Facts or Information:** provide any known facts or information that could affect the validity of the manufactured home and attached further sheets if necessary.
- 6. Copy of Opinion by an Attorney:** provide an opinion of an attorney admitted to practice law in Minnesota of an examination of title.

Mail all documents:

- 1. Certified copy of the Affidavit of Severance and attorney opinion.**
- 2. Application for Title (PS 2000)**
- 3. Additional Supporting Documents**, if applicable.
- 4. Check or money order** payable to DVS in the amount of \$22.75 (\$3.50 PS vehicle fee, \$8.25 title fee, \$11.00 filing fee. Add \$2.00 to record a lien).
- 5. Mail to:**

Minnesota Department of Public Safety
Driver and Vehicle Services Division
445 Minnesota Street, Suite 187
St. Paul, MN 55101-5187



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Pursuant to Minnesota Statutes, Section 168A.142.

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

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

<input type="radio"/> New	Model Year	Manufacturer's Name	Model Name or Model No.
<input type="radio"/> Used		<input type="text"/>	<input type="text"/>

Manufacturer's Serial Number	Length/Width
	<input type="text"/>

- A copy of the previously surrendered manufacturer's certificate of origin or certificate of title is attached (if available).
- A copy of the notice of surrender issued from the Minnesota Department of Public Safety, Driver and Vehicle Services is attached (if available).

This home is or will be located at the following "Property Address":

Street or Route:	<input type="text"/>	City:	<input type="text"/>
County:	<input type="text"/>	State:	<input type="text"/>
		Zip:	<input type="text"/>

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

The homeowner does not know of any facts or information that could affect the validity of title of the manufactured home, except as recorded below:

The homeowner does not know of any such security interest in the manufactured home which has not been satisfied or released.

A copy of an opinion by an attorney admitted to practice law in Minnesota is attached, which provides for the required title evidence as set forth in Minnesota Statutes, section 168A.142, subdivision 2, clause (2), items (i) to (v).

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.

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:

E-mail:

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

Homeowner Signature

Address

Printed Name

City, State, Zip Code

Homeowner Signature (if applicable)

Printed Name

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

Notary Information

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

Notary Public Signature _____

(Seal)



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Attorney Opinion on Affidavit of Severance

This form is intended as a step for applying for a certificate of title to a manufactured home that has been unaffixed from realty. After recording with the County in which the manufactured home was located, you must submit this form along with the Affidavit of Severance (PS2027) and any additional relevant documents to support the Attorney Opinion, and an Application for Title (PS2000) and required fees. If you have any questions, please consult an attorney licensed to practice in Minnesota. Reference: Minn. Stat. § 168A.142. This form is to be completed only by a licensed Minnesota attorney as provided under Minn. Stat. § 168A.142, subd. 2 (2).

DESCRIPTION OF MANUFACTURED HOME

Model Year Make Manufacturer's Serial Number

DESCRIPTION OF REAL PROPERTY

Address of Manufactured Home Severed from Real Property:

[Empty text box for address]

Enclose a written statement of property taxes paid including the legal description of real property (as provided by the County) to which the manufactured home was or is affixed in compliance with Minn. Stat. § 273.125, subd. 8, paragraph b, and labeled as "Exhibit A."

APPLICANT

Name and address of person who is applying for certificate of title:

[Empty text box for applicant name and address]

1. I, _____, am an attorney licensed to practice in the State of Minnesota. My Minnesota attorney license number is: _____.

2. The real property to which the manufactured home has been affixed is owned by: _____ (List the person or persons owning record title to the real property to which the manufactured home has been affixed, and the nature and extent of the title owned by each of these persons).

3. An Affidavit of Severance was filed in the office of the recorder or registrar of titles for the County of _____, on (date of filing) _____. A certified true copy of the recorded Affidavit of Severance is attached.

4. I performed an examination of the title for the manufactured home referenced above, by doing the following: Describe the nature of the examination of title performed prior to giving this opinion. Enclose any relevant documents.

[Empty text box for description of title examination]

5. I also conducted an examination of the title of the above referenced real property, as described above, by doing the following: *Describe the nature of the examination of title performed prior to giving this opinion. Enclose any relevant documents.*

6. Based on my examination described above, it is my opinion that neither the manufactured home nor the real property on which it is located, are subject to, or pending completion of a refinance purchase, or sale transaction and will not be subject to any recorded mortgages, security interests, liens, or other encumbrances of any kind.
7. I am unaware of any facts or circumstances that could affect the validity of the title of the manufactured home, or the existence or nonexistence of any recorded mortgages, security interests, liens, or other encumbrances of any kind, other than property taxes payable in the year this affidavit is signed.
8. I certify that I have reviewed all the provisions of the enclosed Affidavit of Severance, and hereby certify that they are correct and complete to the best of my knowledge *Enclose the **Affidavit of Severance**.*
9. Additional Attorney comments:

	X		
Printed or Type Name of Minnesota Attorney	Signature of Minnesota Attorney		
Signed and attested before me on _____ (date)			
X			
Notary Signature			
County	State	My Commission Expires	<i>Notary Stamp</i>