

## WFG Underwriting Bulletin



To: All Texas Policy Issuing Agents of WFG National Title Insurance Company  
From: WFG Underwriting Department  
Date: May 24, 2016  
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Subject: Insuring Manufactured Housing Transactions

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1. Insuring Texas transactions involving Manufactured Housing Units (MHU) is much easier now than it was a decade ago. This is due in large part to the development of the web sites maintained by the Manufactured Housing Division of the Texas Department of Housing and Community Affairs. <http://www.tdhca.state.tx.us/mh/>
2. Some legal points to remember when dealing with a MHU are:
  - A MHU is a structure that is wholly assembled off premises and then transported to the land where it can be attached.
  - Proof of ownership of a MHU is originally by way of a certificate of title, similar to what we have for automobiles.
  - The MHU remains personal property until it is physically attached to and installed on the land. Once that is accomplished the certificate of title is surrendered and a statement of ownership and location (SOL) is issued by the State and filed in the real estate records of the county where the land is located. When those steps are completed the MHU then becomes real property, and title to the MHU passes with title to the land.
3. Texas has 2 promulgated MHU endorsements. The T-31 can be attached only to an LP; it insures the lender that the land includes the MHU which is identified by serial number. The T-31.1 can be attached to either an OP or LP; it insures that the MHU on the land is real property, that ownership of the land and the MHU is in the same person and that the lien on the MHU can be foreclosed with the land lien in a single foreclosure action.
4. Agents should consult the State's Checklist web page for information regarding specific transactions; it is an excellent resource. <http://www.tdhca.state.tx.us/mh/docs/1037-applysol.pdf>
5. Consult Underwriting if you have any issues with MHU transactions.

**NOTE:** The information contained in this Bulletin is intended solely for the use of employees of WFG National Title Insurance Company, its title insurance agents and approved attorneys. Disclosure to any other person is expressly prohibited unless approved in writing by the WFG National Title Insurance Company's Underwriting Department.

**The Agent may be held responsible for any loss sustained as a result of the failure to follow the standards set forth above.**