

No Title Checklist

What to gather before selling a mobile home in Arkansas when the title is lost, never transferred, or in someone else's name.

Step 1. Figure out which situation you are in

- ☐ The title existed but I cannot find it (lost title)
- ☐ The home was inherited and the title is in a deceased person's name
- ☐ I bought the home informally and the seller never signed a title over
- ☐ There is a lien or loan showing on the home
- ☐ The title was retired and the home is taxed as real property with the land

Step 2. Documents to gather

- ☐ Your photo ID
- ☐ Bill of sale or purchase paperwork, if any
- ☐ County personal property tax receipt for the home
- ☐ Recent utility bill in your name at the home
- ☐ Lot rent statement or park ledger, if in a park
- ☐ Death certificate, if inherited
- ☐ Will, probate order, or affidavit of heirship
- ☐ Lien release or payoff letter from the lender
- ☐ Deed to the land, if you own the land
- ☐ Photos of the data plate and VIN or serial number

Step 3. Details to write down

Item	Your answer
Year, make, size (single or double wide)	
VIN or serial number	
County the home sits in	
Name printed on the last known title	
Are personal property taxes current?	
Is the home in a park or on private land?	
Any loan balance owed?	

Important: A missing title does not mean the home cannot be sold. In most Arkansas cases the paperwork can be cleared with a duplicate title, an affidavit path, an heirship affidavit, or a lien release. We handle this part of the process at our cost on homes we buy.

Step 4. Typical timelines

Situation	Usual time to clear
Duplicate title, owner is alive and available	3 days to 3 weeks
Inherited home, small estate affidavit	2 to 6 weeks
Inherited home, full probate	6 weeks to 4 months
Lien payoff and release	1 to 4 weeks
Informal purchase, affidavit path	2 to 6 weeks

Step 5. Notes and questions

Ready for a cash offer, title problem and all?

Call or text 501-476-1876 | titanpropertyinvestors@gmail.com

arkansasmobilehomebuyer.com/sell-mobile-home-without-title-arkansas

This checklist is general information for Arkansas mobile home sellers and is not legal advice. We are cash buyers, not real estate brokers or attorneys.