

The Stress free guide to **Selling your Mobile Home**

**Adrian
Smude**



JUMP TO THE SECTION THAT FITS YOUR SITUATION BEST.
NO NEED TO READ COVER TO COVER.

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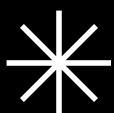
A local face behind Adrian Buys Mobile Homes. Why people across Plant City, Lakeland, and beyond trust him to help.

SECTION 1

Introduction: Simplify Selling Your Mobile Home

This Section Is for You If . . .

- You're overwhelmed and not sure where to start.
- You've talked to a few buyers or agents but still feel uncertain.
- You want to understand your options clearly without being pressured.



The Truth Most Sellers Don't Hear

Selling a mobile home can feel confusing, especially when every website and agent gives different advice. The truth is, it's not that complicated when you understand your options and work with someone who listens first.

You don't need to fix every little thing or make your property "perfect." You just need the right plan. That's what this guide is about: showing you exactly how to move forward with confidence, whether I'm the buyer for you or not.

REAL STORY: LISA'S SURPRISE SALE

Lisa owned a mobile home she inherited from her parents. She didn't live nearby and felt stuck. The home needed work, the grass was tall, and the neighbors were starting to complain. We talked through her situation, explored several options, and decided the best fit was for me to buy the property as-is. Within three weeks, the title was cleared, the closing was done, and Lisa had peace of mind.

Her biggest surprise? "It was so much easier than I thought," she told me.

BOTTOM LINE

This isn't a pressure book or a sales pitch. It's a resource. If you only take one thing from it, let it be this: you have more options than you realize.

Text me now at [863-808-0099](tel:863-808-0099) or visit AdrianBuysMobileHomes.com to get clarity on your next step.

ADRIAN'S TIP

Don't assume you need to pour money into repairs before talking to a buyer. Most of the time, that just adds stress without increasing value.

WHAT YOU'LL LEARN IN THIS GUIDE

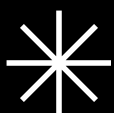
- The different ways to sell your mobile home
- How to know which one fits your situation
- What most sellers wish they knew sooner
- Real Stories from people right here in Central Florida

SECTION 2

Your Selling Options: The Pros and Cons of Each

This Section Is for You If . . .

- You're overwhelmed and not sure where to start.
- You've talked to a few buyers or agents but still feel uncertain.
- You want to understand your options clearly without being pressured.



The 3 Main Paths to Selling Your Mobile Home

When you need to sell, you really have three main choices:

1. List with a Realtor

This works great when the home is in good condition, you're not in a rush, and you're okay paying commissions.

Pros: Can sometimes get top dollar.

Cons: Repairs, showings, commissions, long timelines, and uncertainty.

2. Sell it Yourself (For Sale By Owner)

You can market it yourself, handle buyers, and try to save on commission.

Pros: You control the process.

Cons: It takes time, you have to deal with the process, buyers expect discounts, and you're still dealing with inspections and paperwork.

3. Sell Directly to a Local Buyer Like Me

This is best when you want speed, convenience, and certainty.

Pros:

- No repairs or cleaning
- No commissions
- Close on your timeline
- Local support working directly with me

Cons:

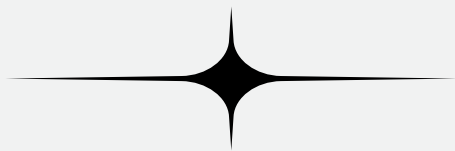
- You might net slightly less than a perfect retail sale, but most sellers say the

Trade-off is well worth the peace of mind.

Real Story: The “I Just Want It Gone” Seller

A man in Bartow called me after months of trying to sell on Facebook Marketplace. He was frustrated because people kept backing out, and the place needed more repairs than he could handle.

I looked at the property, gave him a simple offer and we closed in 8 days. He told me afterward, “I should’ve called you first. It would’ve saved me three months of stress.”



ADRIAN’S TIP 💡

Even if you plan to list your property, talk to a local buyer first. You’ll know what your home could sell for right now with no waiting, or obligations. That knowledge alone can save you thousands or help you spot a bad deal later.

BOTTOM LINE

Selling your mobile home doesn’t have to mean jumping through hoops. The key is choosing the path that matches your priorities: time, money, or simplicity.

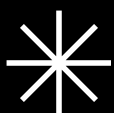
If you’re facing this right now, let’s talk through it before it gets harder. A quick call could save you a ton of stress. [863-808-0099](tel:863-808-0099). AdrianBuysMobileHomes.com.

SECTION 3

How to Know What Your Mobile Home is Worth

This Section Is for You If. . .

- You've checked Zillow and got three different answers.
- You've heard "it depends" too many times.
- You want to know what really affects value without the guess work.



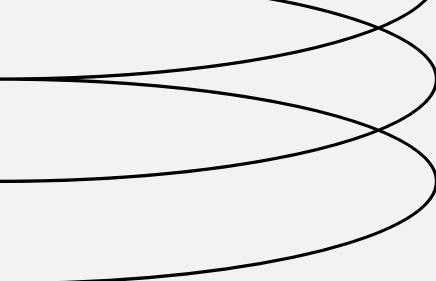
The Truth About Mobile Home Values

Mobile homes are unique. Two properties can look almost identical online, yet one sells for \$35,000 and the other for \$130,000.

Why? Because there are a lot of factors most websites and agents overlook. Here's what actually affects value:

- 🏡 Land or No Land: Homes with land are usually worth much more than those on rented lots.
- 🛠️ Conditions: Roof, A/C, plumbing, and cosmetic updates all make a difference, but not always as much as people think.
- 📍 Location: Proximity to Plant City, Lakeland, or main roads can increase value.
- 📅 Age of the Home: Older homes can still have value if they're well-kept and have a solid foundation.
- 💰 Financing Options: If a home qualifies for traditional financing, it can often sell for more than a "cash-only" property. When a seller and I agree on payments to him/her I can commonly pay more on the purchase price.





WHY ONLINE ESTIMATES MISS THE MARK

Websites like Zillow, Redfin, and even county property appraisers don't really understand the local mobile home market.

They use formulas built for traditional homes, not for mobile homes and especially not mobile homes with land.

That's why I always tell people:

"Your mobile home's real value is what a real buyer is willing to pay, not what an algorithm guesses."

REAL STORY: TWO NEIGHBORS, TWO PRICES

I once looked at two mobile homes on the same street in Valrico. Both were built in the same year, and had the same layouts and even similar upgrades. One sold for \$95,000 and the other for \$138,000.

The difference? The higher-priced one had a clean title, and solid A/C, and a good roof. The other had small issues that scared off most buyers, but none that were hard to fix.

When I explained that to the seller, they said, *"I wish someone told me that before I spent \$10,000 painting and replacing floors."*

ADRIAN'S TIP 💡

If you're curious about your home's value, start with a walk through or pictures. Even just a few photos can help me give you a fair and local estimate not a computer guess. Whether you sell or not, at least you'll know where you really stand.

BOTTOM LINE

Knowing what your mobile home is worth helps you make better choices on whether you fix it, sell it, or keep it.

And remember, You don't have to figure it out alone.

Want to see what your options look like? Text me at [863-808-0099](tel:863-808-0099) and I'll give you an honest answer no pressure.

SECTION 4

What to Expect When Selling: Step by Step Process

This Section Is for You If. . .

- You've never sold a mobile home before
- You're not sure what happens after you say "yes"
- You just want to know what to expect step-by-step





The Stress-Free Selling Process

I've worked with hundreds of sellers over the years, and most tell me the same thing afterward, "That was way easier than I expected."

1. Let's talk

You can text or call me at [863-808-0099](tel:863-808-0099). We'll chat about your property, what's going on, and what you'd like to accomplish. I'll usually ask for some pictures and/or a quick walkthrough so I can give you the most accurate option.

2. Custom Options

Once I've seen the property and understood your goals, I'll make you a clear, written offer. No fees, no commissions, and no repairs needed. If it works for you, great! If not, no pressure, at least you'll know what your options are.

3. Easy Paperwork

We'll use a simple agreement that's easy to read and written in plain English. Everything goes through a local title company so you're protected from start to finish.

4. Choose Your Closing Date

You decide when we close. Next week, next month, or after your next move is lined up. Flexibility is part of what makes this so easy.

5. Get Paid and Move On

On closing day, the title company handles the funds, pays off any liens or mortgages, and gives you your money. That's it! No surprises, no waiting on banks or agents.



REAL STORY: FROM FRUSTRATED TO FREE

A seller in Lithia called after months of dealing with a contractor who never finished repairs. She was exhausted and worried about taxes piling up. She also was ready to move closer to family. We walked the property together, agreed on a fair offer, and closed two weeks later. She told me afterward, “I finally feel like I can breathe again.”

ADRIAN'S TIP 💡

Don't wait until you're desperate to explore your options. A quick conversation now can save you stress, time, and sometimes thousands.

BOTTOM LINE

Selling your mobile home doesn't have to be complicated. When you work with someone local who listens first and follows through, it can actually be one of the easiest parts of moving on.

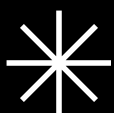
Every situation is different so let's figure out what makes the most sense for you.
[863-808-0099](tel:863-808-0099).

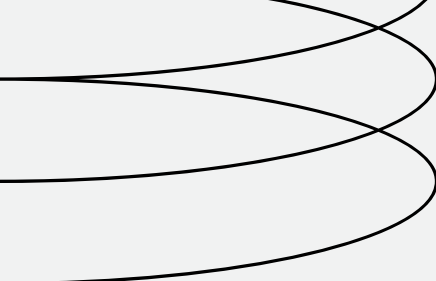
SECTION 5

Common Situations I Help With

This Section Is for You If. . .

- You're stressed about your property and don't know what to do next
- You've talked to others but still don't have clear answers
- You just want to know your real options without pressure





I'VE HELPED PEOPLE IN ALL KINDS OF SITUATIONS

Over the year, I've worked with sellers across Central Florida who thought they were out of options.

Here are some of the most common situations where I can step in and help:

Selling on Payments

If you'd like monthly income without the hassles of tenants selling to me on payments can be a great fit. It's simple, safe, and handled through a local title company. You stay protected, and you earn passive income while I take care of the property. I've had sellers who would have had a huge tax burden love this option. It helped them keep more profits instead of sending it all to the IRS.

Behind in Payments/ Foreclosure

If you've fallen behind, it's not too late. I've helped sellers stop foreclosure, protect their credit, and walk away with cash. The sooner we talk the more options we have to work with.

Owe More Than It's Worth

Sometimes the loan balance is higher than the property's value. I can often take over payments or work with your lender to create a win-win plan that relieves the pressure while saving your credit.

Code Enforcement or Tax Liens

If fines or back taxes are piling up, don't panic. I've helped sellers negotiate major reductions so they could sell, clear the title, and move forward with peace of mind.



Probate/ Inherited Property

When you inherit a home, it's often emotional and complicated. I work directly with local probate attorneys (or can refer you to one) to make the process smooth and stress-free.

Divorce or Bankruptcy

Life changes happen. Whether you're starting fresh after a divorce or navigating bankruptcy, I keep every conversation confidential and respectful. No judgement just solutions.

Homes That Need to Be Moved

If your mobile home needs to be relocated and meets certain conditions, I can sometimes buy it and handle the move. Legally the home needs to be newer than June 15, 1976.

In most cases, we can help when the home is newer than 1980 and in good movable condition. We can do this anywhere in the state of Florida.

BOTTOM LINE

Whatever your challenge, there's almost always a path forward. If I'm the right fit, I'll make the process easy. If not, I'll point you toward someone who can help. That's how I've built my reputation here in Central Florida.

Text Adrian at [863-808-0099](tel:863-808-0099) to talk through your options. No pressure, just local help.

Tired Landlords

If you're over dealing with tenants, repairs, or late rent. I can help. I buy properties with or without tenants and handle the cleanup, paperwork, and headaches so you don't have to. When you're tired of being a landlord but don't want to sell, I can sometimes become your tenant.

As a professional tenant, I've helped owners step back from the stress while I sublet to the right residents. Everyone wins.

Many long-term landlords are scared to sell because of capital gains taxes, which is why we often discuss selling on payments to lower that burden.

ADRIAN'S TIP

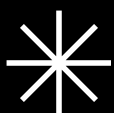
Most sellers fit into one or more of these categories, but every situation is unique. Just reach out and tell me what's going on.

SECTION 6

What to Do If Your Mobile Home Has Lot Rent

This Section is for you if. . .

- Your home is in a mobile home park where you pay monthly lot rent
- You don't own the land underneath your home





The Honest Truth About Selling a Mobile Home with Lot Rent

Owning a mobile home in a park is different from owning one with land. In most parks, you own the home itself but rent the land it sits on. That means I (and most investors) don't buy these homes like we buy properties with land. But that doesn't mean you're stuck. There are good ways to sell if you know how to navigate them.

Step 1: Check Your Park Rules and Lot Lease

Every park has its own rules about selling. Start by talking with the park manager and ask these questions:

- Does the park need to approve the buyer?
- Do they charge a resale or transfer fee?
- Can I post a "For Sale" sign or list the home online?

If you skip these steps, the park can delay or even block your sale. Getting clarity first saves you a big headache later.

Step 2: Get a Realistic Price

Many mobile homes in parks have sellers who want cash, but buyers who want payments. Your price will matter especially if you need all cash.

Here's what affects value the most:

- 🏠 Age of home
- 🛏 Number of bedrooms and bathrooms
- 🔧 Condition (roof, A/C, flooring, skirting, etc.)
- 💰 Lot rent amount (the higher it is, the lower your sale price usually goes.)
- 📍 Location
- 💵 Will you accept payments, or do you need full cash?

The easiest way to gauge price is to look at similar homes in the same park not on Zillow. Facebook Marketplace and park bulletin boards usually show what homes are actually selling for.



Step 3: Find Buyers the Smart Way

You don't always need to list with a mobile home agent.

Here's what works best:

- Post clear photos and a short, honest description on Facebook Marketplace and local groups.
- Include details like the year, size, number of bedrooms, and monthly lot rent.
- Mention that the buyer must be approved by the park.
- Keep your phone number visible as some buyers prefer to text first.
- Look for other sites where you can list for free or a small fee.
- If your park has a bulletin board or newsletter, post it there too.
- Start with your bottom-line price

I've seen many sellers start high and slowly lower their price over months only to realize their holding costs: lot rent, electric, water, and more ate up the difference.

If you decided to list with a mobile home agent, here's some prescreening I'd do:

- How many units have they sold (not just listed) in the community?
- How much do their listings typically sell for compared to their asking price?
- How long does it usually take to sell their listings?
- What's the single biggest improvement that would help your home sell faster and for more profit?
- What happens if you find a buyer yourself?



Step 4: Screen Buyers Carefully

Before you hand over the keys or title:

- Make sure the buyer has been approved by the park.
- Collect full payment before signing the title.
- Meet at the DMV, tax collector's office, or tag agency to finalize the transfer.

If something feels off, like the buyer seems rushed or avoids park approval, don't move forward.

ADRIAN'S TIP 💡

Even if I'm not your buyer, I'm still part of your community. If you're stuck on lot rent, missing the title paperwork, or need help finding a mover, reach out. I can't buy every home, but I can point you toward the right next step.

Bonus: What If You Don't Have the Title?

If you can't find the title, don't panic. Here's what to do:

- Visit your local Tax Collector's Office or DMV with your ID and VIN number (usually found on the data plate inside the home or near the hitch).
- Ask for a duplicate title application
- If there's a lien holder on record, they'll need to release it even if the loan was paid off years ago.
- Once cleared the state will reissue your title.

BOTTOM LINE

Having lot rent doesn't mean you're out of options. You just need the right plan and honest guidance. The goal is to protect yourself, avoid scams, and walk away confident. That's. Why I wrote this to help you move forward, even when I'm not the one buying.

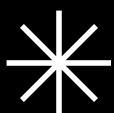
👉 If you're not sure what your next step should be, text me at [863-808-0099](tel:863-808-0099). I'll walk you through your options so you can move forward with confidence.

SECTION 7

What to Do If Your Mobile Home Needs to Be Moved

This Section Is for You If. . .

- You need the mobile home removed from the land it's sitting on.
- You're selling the mobile home and not the land.



The Truth About Moving a Mobile Home

Moving a mobile home sounds simple: call a mover, hitch it up, and go. But the reality is, there are a lot of rules, costs, and risks that most people don't realize until it's too late.

Mobile homes aren't that mobile.

Mobile homes are built differently depending on their age and construction standard. Any home built before June 15, 1976 usually can't be moved legally because it predates HUD code standards. Even for homes newer than that, the condition, foundation type, and distance to be moved all play a big part in what's possible and what it will cost.

How to Know If Your Mobile Home Can Be Moved

Before calling a mover, check these things:

- 🏠 Year Built: Must be 1976 or newer.
- 🛠️ Structure: The frame, axles, and tongue must still be in good condition.
- 📍 Destination: Know where it's going. Not every park or county allows incoming used homes.

If your home meets these conditions and is in good shape, it's probably moveable.

What It Costs to Move a Mobile Home

Moving costs vary depending on distance, size, and condition, but here's a rough idea of what to expect in Florida:

- Single-wide: \$4,000-\$8,000
- Double-wide: \$7,000-\$15,000

This usually includes permits, transport, setup, and tie-downs, but not skirting, A/C reconnects, plumbing, or electrical.

Some movers offer cheaper rates but be careful. If they skip proper permitting or insurance, you're the one on the hook if something goes wrong.



How I Can Help

I occasionally buy mobile homes that need to be moved, but only when they meet certain criteria.

- Built after 1980
- Structurally sound and in good condition
- Moveable anywhere in Florida
- Clear title and no hidden liens

If your home fits that, I can often buy it and we handle the move. This takes the stress off your shoulders and helps you move on faster.

ADRIAN'S TIP 💡

BOTTOM LINE

Moving a mobile home can be done, but only when it's safe, legal, and financially smart. If your home meets the right conditions. I may be able to help buy it and handle everything for you.

Before you agree to move a mobile home always:

- Verify the mover is licensed and insured
- Ask for references or recent jobs
- Get the Total cost in writing, including setup fees and permits
- Don't pay in full upfront. Pay in stages as the job is completed

A quick phone call to a reputable mover (or to me) can save you from a very expensive mistake.

The sooner we talk the more options you'll have. Text [863-808-0099](tel:863-808-0099) now and let's make a plan that actually works for you.

SECTION 8

Paperwork Problems, Liens, and Missing Titles

This Section Is For You If. . .

- You can't find your mobile home title
- There's a lien or loan still showing even if it's paid off
- You inherited a mobile home and aren't sure what paperwork you need





Why Paperwork Problems Happen

You're not alone. Missing paperwork and old liens are some of the most common issues I see when people go to sell. It's not usually the sellers fault. Titles get misplaced, old loans never get released, or paperwork just falls through the cracks. The good news is that these issues can be fixed faster than you think.

If You Lost The Title

If you misplaced the title don't panic. Here's what to do:

Go to your local Tax Collector's Office or DMV with your ID.

Bring your home's VIN number (usually found on the date plate inside the home or near the hitch).

Ask for a duplicate title application.

If there's still a lien holder listed, even from years ago, they'll need to release it first.

Once cleared the State will reissue your title.

ADRIAN'S TIP 💡

If you can't find your VIN number, your county property appraiser's website sometimes lists it under "tangible property." If there's no sign of a title or VIN after talking with the DMV, you can still sell it. I've purchased mobile homes with land where the title couldn't legally transfer to me. This does reduce what I can pay because of the added risk, but it's still an option available to you.



If There's a Lien on Record

Sometimes old lenders merge, get bought out, or go out of business. If you already paid off your loan but it still shows up here is what to do:

- Contact the lender if they still exist and request a lien release
- If they're no longer around, some title companies or law offices can help file an affidavit to clear it
- Don't sign over your title until liens are verified and properly released

If you're selling to me, I work directly with a trusted title company to handle these details. They'll track down releases, verify payoff amounts, and make sure everything is done legally.

If You Inherited A Mobile Home

When the owner has passed away, the title usually can't transfer until probate is completed, unless the estate already has a legal path for transfer.

In these cases:

- Gather any documents showing ownership (title, tax bill, or registration)
- Contact a probate attorney to open or complete the process
- If you don't have one, I can refer a local attorney we've worked with who specializes in this.

Sometimes we can even agree on a sale before probate is finished. This way you get paid faster once the court finalizes everything.

ADRIAN'S TIP 💡

If paperwork, liens, or title issues are slowing you down, don't ignore them. The sooner you start the easier it is to fix. Even if I'm not buying your home, I'll still point you in the right direction and connect you with the right people to help.

BOTTOM LINE

Titles, liens, and legal details can feel confusing, but they're all solvable with the right plan. Start with small steps, stay organized, and get local help when you need it. Whether it's me, a title company, or an attorney, you don't have to figure it out alone.

You don't have to face it alone. I've helped others in the same spot find real solutions, and I'd be glad to do the same for you. Just text or call [863-808-0099](tel:863-808-0099) when you're ready.

SECTION 9

About Adrian Smude





You Don't Have to Figure It Out Alone

If you've made it this far, you already care about doing this the right way. That alone puts you ahead of most sellers.

My goal with this guide wasn't just to show you how I buy homes. It was to help you understand your options. Whether you sell to me or on your own, now you have the clarity to make a confident decision.

Why I Do What I Do

When I started buying mobile homes back in 2003, it wasn't about chasing deals. It was about creating win-wins. Over the years, I've helped families through rough transitions: probate, foreclosure, code enforcement, or simply burnout from being a landlord. I've seen what happens when people are treated with honesty and respect. They leave the table relieved and not regretful. That's what keeps me doing this after all these years.

If You're Thinking About Selling

Here's what you can expect when you reach out:

- I'll listen before I talk
- I'll give you clear options, not pressure
- You'll know exactly what's possible and what's not.

If I'm not the right fit, I'll do my best to connect you with someone who is. That's a promise.

Let's Talk

If you're ready to explore your options or even just want to ask a few questions, you can text or call me at 863-808-0099. You can also reach me through AdrianBuysMobileHomes.com anytime.

Whether I end up buying your home or simply point you in the right direction, I'm glad you reached out. You deserve a simple stress-free path forward.

Make Today Great,

Adrian Smude

Adrian Buys Mobile Homes

Helping Central Florida: Plant City,

Lakeland, Bartow, Auburndale, Brandon,

Valrico, Dover, Lithia, and Zephyrhills.

About Adrian

Hi, I'm Adrain Smude, founder of Adrian Buys Mobile Homes. I've been helping home owners in distress since 2003, Whether they're behind on payments, stuck in probate, or just ready for a fresh start.

Over the years, I've built a reputation in Plant City, Lakeland, and throughout Central Florida for honesty, creative solutions, and keeping my word. I believe selling your home shouldn't be complicated and that you deserve someone who truly listens before offering advice.

My approach is simple:

- Listen first. Every situation is unique.
- Find win-win solutions. Whether I buy your property or guide you to another options, the goal is always help you move forward.

I'm a proud Durant High School and Hillsborough Community College graduate, an active member of the YMCA and Toastmasters, and a long-time supporter of our local community.

I'm only a text or call away
863-808-0099.

No pressure.

No Scripts

Just ...

