

Affidavit Manufactured Home Severed From Real Property

Purpose: This form is to be used to certify under oath a manufactured home has been severed from real property.
This Affidavit Does NOT Represent a Sale or Transfer of Real Property.
Instructions: Complete this form in its entirety. This form must be submitted along with all appropriate documentation based on the state (new or used – any encumbrances) of the manufactured home to the county where the manufactured home will be severed from real property. (See instruction sheet for documentation required in addition to this completed form).
 Note – A fee is applicable for recordation. Once recorded with the county, submit a certified copy of the affidavit and any attachments to the Motor Vehicle Administration.

MANUFACTURED HOME INFORMATION

<input type="checkbox"/> NEW or <input type="checkbox"/> USED	Manufacturer	Serial Number	
Make	Model	Year	Dimensions

OWNER INFORMATION

Owner's Name (Please print)		Co-Owner's Name (Please print)	
Owner's Soundex/Maryland Driver License No.	Date of Birth	Co-Owner's Soundex/Maryland Driver License No.	Date of Birth
Address (street, city or town, state and zip code)		Legal Description of Property	
Owner's Telephone () _____ - _____		Co-Owner's Telephone () _____ - _____	
Email Address _____		Email Address _____	

REAL PROPERTY INFORMATION

LIBER #	FOLIO #	Date of Affixation	
** Attach a statement from Attorney or Title Insurance Producer licensed by the State of Maryland that the manufactured home and the real property is to be severed and is free and clear of any lien(s), security interest(s) or encumbrance(s)			
Address of Circuit Court where severance occurred:			
Street	City/County	State	Zip Code
Information on property from which manufactured home is to be severed:			
Owner Name	Residence Address	Mailing Address	
Once severance has occurred, manufactured home may be titled. For instructions on titling, please visit our website at www.mva.maryland.gov			

CERTIFICATION

Knowingly making a false statement on this form is punishable by a fine of \$1,000 and 10 years imprisonment.
 I/We solemnly affirm under penalties of perjury and upon personal knowledge the contents of the foregoing paper are true and that I/we am/are the legal and rightful owner(s) of the property. Should any legal action arise as a result of severing the manufactured home from real property pursuant to my/our application for same, herein described, I/we hereby bind myself/ourselves, my/our heirs, assigns and personal representatives to indemnify and save harmless the Maryland Motor Vehicle Administration for any loss or damage which may be asserted against or which may be sustained as a result thereof.
 Any willful misinformation provided with fraudulent intent may be prosecuted under Maryland law.

Owner / Authorized Representative Signature	Co-Owner / Authorized Representative Signature	Date
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NOTARIZATION (must be completed by a Notary Public)

State of Maryland, city or county of _____ subscribed and sworn before me on this _____ day of _____ (MONTH) (YEAR) by _____ in the city or county and state aforesaid.		NOTARY PUBLIC SEAL
REGISTRATION NUMBER (6 digits)	MY COMMISSION EXPIRES (mm/dd/yyyy)	
NOTARY PUBLIC NAME	NOTARY PUBLIC SIGNATURE	

A certified copy of a recorded affidavit of severance and any supporting documentation that has been filed with the Circuit Court of the county in which the real property is located and the manufactured home has been severed to be surrendered to the Data Management Division of the Maryland Motor Vehicle Administration at 6601 Ritchie Hwy., N.E., Glen Burnie, MD 21062

Instructions for Manufactured Home Severed From Real Property

If a manufactured home for which an affidavit of affixation has been recorded is to be severed from real property, the owner shall record and file an affidavit of severance in the jurisdiction in which the real property is located.

The following conditions must apply:

- The manufactured home is no longer attached to a permanent foundation.
- An affidavit of affixation complying with the requirements has been recorded with the clerk of the court of the county in which the parcel of real property to which the manufactured home is affixed is located.

Documents Required

- Completed Affidavit Manufactured Home Severed From Real Property (VR-452). This form MUST be notarized and surrendered to the Circuit Court of the County in which the real property from which a manufactured home is to be severed.
- A statement by an attorney admitted to practice law in the State, or a title insurance producer licensed by the State, that indicates the manufactured home and the real property from which the manufactured home is to be severed are free and clear of any lien, security interest, or encumbrance.
- A certified copy of a recorded affidavit of severance and any supporting documentation that has been filed with the Circuit Court of the county in which the real property from which a manufactured home was located and now severed to be surrendered to the Data Management Division of the Maryland Motor Vehicle Administration at 6601 Ritchie Hwy., N.E., Glen Burnie, MD 21062.

Fee(s)

- The clerk of the Circuit Court of the County in which the real property from which a manufactured home is to be severed is located may charge a fee for the recordation.