

PREPARED BY:

Phone: _____

INDEXING INSTRUCTIONS:

_____ County, Mississippi
Judicial District: 1st 2nd Not Applicable

AFFIDAVIT OF SEVERANCE
(MANUFACTURED OR MOBILE HOME)

STATE OF MISSISSIPPI
COUNTY OF _____

BEFORE ME, the undersigned notary public in and for said county and state, appeared [*name(s) of each homeowner signing this affidavit*] _____,

known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed below (each a "homeowner"), and who, being by me first duly sworn, did each by personal oath state as follows:

1. Homeowner(s) own(s) the manufactured home or mobile home ("home") described as follows:

Manufacturer's Name	Make	Model	Name	Model Year
_____	_____	_____	_____	_____
Manufacturer's Serial No./VIN	Length/Width	New/Used		
_____	_____	_____		

2. The title to the home was previously retired pursuant to that certain affidavit of affixation recorded:

Date of Recording	Book #	Page #	Instrument #
_____	_____	_____	_____

3. The homeowner(s) executing below is/are all the legal owner(s) of the real property to which the home has become permanently affixed.

4. Upon the recording hereof, the home shall no longer be assessed and taxed as an improvement to real property.

5. The home (check only one):

- (a) is NOT subject to any security interest or lien; or
- (b) is subject to the following security interests or liens:

Name of Lienholder #1	Name of Lienholder #2
Address	Address
Original Principal Amount Secured	Original Principal Amount Secured

6. Other than those disclosed in this affidavit, the homeowner is not aware of (a) any other security interest or lien affecting the home; or (b) any other facts or information that could reasonably affect the validity of the title of the home or the existence or nonexistence of security interests or lien in it.

7. Check one:

- (a) A release of the real property security interest or lien from each of the lienholders identified in paragraph 5 of this affidavit, if any, is attached hereto; or
- (b) A statement from each of the lienholders identified in paragraph 5 of this affidavit is attached hereto authorizing the lienholder's security interest or lien to be recorded on the face of the certificate of title and, if more than one lienholder, the order of priority of the same.

NOTE: YOU MUST ATTACH EITHER (A) SUITABLE RELEASE(S) FOR EACH LIEN, OR (B) LIENHOLDER STATEMENT AUTHORIZING EACH LIEN TO BE RECORDED ON FACE OF THE CERTIFICATE OF TITLE.

8. All ad valorem taxes due and payable for the land on which the home is located have been paid, and a paid receipt for the prior year confirming the same are attached hereto. Homeowner acknowledges that taxes for the current year, which are assessed but not yet due and payable, will be based on the status of the home and land to which it is attached as of January 1 of the current year.

NOTE: YOU MUST ATTACH PAID RECEIPT(S) FOR THE PRIOR YEAR AND ALL TAXES CURRENTLY DUE AND PAYABLE.

9. The homeowner(s) hereby irrevocably appoint(s) and authorize(s) the following person(s) to file a certified copy of the affidavit of severance with the tax collector of the county where the manufactured home or mobile home is located and to receive the newly issued certificate of title from the Mississippi Department of Revenue:

Name of Authorized Representative		Phone Number		
Street Address	City	County	State	Zip Code

10. The homeowner(s) hereby irrevocably appoint(s) and authorize(s) the tax collector to submit the completed application on behalf of the homeowner(s) to the Department of Revenue to sever title to the manufactured home or mobile home from herein described land and issue a new certificate of title in the name of the homeowner(s).

