



Ohio Manufactured Homes Association

# Home Buying 101

## Land-lease community placement

When a manufactured home is placed in a community, the homeowner owns the home and leases the land where the home is located. To find the land-lease community that's right for you and your family, follow these 5 easy steps:



**1. Research communities.** Visit

[www.welcomehomeohio.com](http://www.welcomehomeohio.com) and use the community member search to find a community with the amenities that fit your needs. Click "Communities" under Member Search. Enter the city, zip code, or county to find a community in the area of your choice. To narrow the results further, choose from the list of amenities.

- 2. Contact the community.** Once you find a community that interests you, contact the community manager to find out more about what the community has to offer. The community manager will provide you with community information such as available sites, site fees, rules and amenities.



**3. Contact a retailer.**

To find a home to place in your chosen community, contact a professional retailer who sells homes for

community placement. The community manager can assist with contacting a retailer or you can visit [www.welcomehomeohio.com](http://www.welcomehomeohio.com) and use the member search. Click "Retailers" under Member Search. Choose "Homes for Communities" to find the appropriate retailer for your needs. To narrow the results further, enter the city, zip code or county of your choice.

- 4. Choose your home.** Next, you will work with your retailer to choose a home from a variety of floor plans with features that fit your needs.
- 5. Contact a financial institution.** Your professional retailer can assist with the financing of your home or you can visit [www.welcomehomeohio.com](http://www.welcomehomeohio.com) and use the member search to find a lender that specializes in financing for manufactured homes. Click "Associates" under Member Search, then select "Lending Institution" from the list of company types. To narrow the results further, enter a city, county or zip code.





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## Private property placement

Like site-built homes, manufactured and modular homes can be placed almost anywhere—beautiful, waterfront property, nestled deep in the woods, amid acres of farmland or in a cozy neighborhood setting. To get started on the purchase of a manufactured or modular home for private property, follow these 4 easy steps:



**1. Find a retailer.** If you already own land, find a retailer who sells homes for private property placement. If you are looking for a home and land, some retailers can help you find property. For a member retailer near you, visit [www.welcomehomeohio.com](http://www.welcomehomeohio.com) and use the member search. Click on “Retailers” under Member Search. Choose “Homes for Private Land” under the search options. To narrow the results further, enter the city, zip code or county of your choice.

**2. Check zoning and installation requirements.** Once you find land for your home, check with your local building authorities to determine the specific zoning and installation requirements. Your professional retailer will help you comply with your local standards.

**3. Choose your home.** Next, you will work with your retailer to choose a home from a variety of floor plans with features that fit your needs.

**4. Contact a financial institution.** If you are buying a home and the land together, or plan to place the home on land you already own, some financial institutions offer traditional real estate mortgages with similar interest rates. Your professional retailer can assist with the financing of your home. To find a lender that specializes in financing for manufactured and modular homes, visit [www.welcomehomeohio.com](http://www.welcomehomeohio.com) and use the member search. Click “Associates” under Member Search, then select “Lending Institution” from the list of company types. To narrow the results further, enter a city, county or zip code.

