

Legal Terms To Know If You Are A Mobile Home Owner Who Rents The Lot Beneath Your Home

Abandonment - The mobile homeowner takes their belongings and leaves the property for at least two weeks.

Complaint - A formal document filed with the court, claiming that someone did something illegal.

Constable - A peace officer who has the power to carry out an eviction and remove someone from their mobile home.

Default - A default judgment is what happens when the court automatically rules against a mobile homeowner during an eviction hearing because they did not show up.

Eviction - Legal process where the landlord removes the mobile homeowner.

Notice - A heads up that a landlord is planning to do something that will affect a mobile homeowners rights or obligations.

Renewal - Option for the mobile homeowner and the landlord to extend the current lease past its scheduled end date.

Security Deposit - Refundable money the landlord keeps until the end of the lease to guarantee you do what the lease says you must.

Summons - After a complaint is filed, a court will issue a summons, which is a legal document that tells you that someone has filed a court case that affects your rights in some way. For evictions, this means that you will have to appear in court for an eviction hearing.

Term of Lease - The length or duration of your lease.

Termination Date of Lease - Lease end date.

Warranty of Habitability - A landlord's obligation to complete repairs and do whatever is necessary to keep the park clean and safe. This includes providing things like removal of garbage and maintaining plumbing.

Writ of Restitution - If a mobile homeowner is evicted and does not leave on their own, the landlord can obtain a writ of restitution. This means that a constable can come to their home and force them to leave.



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