

<b>STATE OF MICHIGAN JUDICIAL DISTRICT</b>	<b>JUDGMENT TERMINATION OF TENANCY Mobile Home Park-Mobile Home Owner Just-Cause Termination</b>	<b>CASE NO. and JUDGE</b>
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Court address \_\_\_\_\_ Court telephone no. \_\_\_\_\_

Plaintiff

v

Defendant

Plaintiff/Attorney  Personal service

Defendant/Attorney  Personal service

**THE COURT FINDS:**

by  hearing  default\*  consent\*\*

- The court determines a valid waiver of rights exists and the terms of the consent judgment are fair.
- 1. The plaintiff has a right to recover possession of the mobile home site.
- 2. The owner/operator  has  has not established just cause for termination.
- 3. The defendant has a right to retain possession of the mobile home site.

**IT IS ORDERED:**

- 4. The defendant must move out of the mobile home within 10 days from the date of this judgment, however, the defendant has 90 days to move the mobile home or sell the mobile home. **See the last page for an explanation of rights and obligations in this case.**
- 5. An order evicting the defendant will be issued on or after \_\_\_\_\_ unless the defendant moves out of the mobile home. Date
- 6. The defendant may be liable for money damages after moving if additional rent is owed or if there is damage to the property.
- 7. No money judgment is awarded at this time.

**MONEY JUDGMENT**

- 8. A possession judgment was previously entered.
- 9. A money judgment, which will earn interest at statutory rates, is entered as follows:

Damages	\$	
Costs	\$	
Total	\$	

10. THE COURT FURTHER ORDERS: \_\_\_\_\_

\_\_\_\_\_  
 Judge signature and date

**YOU ARE ADVISED** that you may file a motion for a new trial, a motion to set aside a default judgment, or an appeal and appeal bond, which must comply with all court rules and must be filed in court by \_\_\_\_\_ .  
Date

You may want legal help.

MCR 4.201(J) was explained to the parties.

\*For a defendant on active military duty, default judgment shall not be entered except as provided by the Servicemember Civil Relief Act.

**CERTIFICATE OF MAILING**

I served a copy of this judgment on the parties or their attorneys by first-class mail addressed to their last-known addresses as defined by MCR 2.107(C)(3). I declare under the penalties of perjury that this certificate of mailing has been examined by me and that its contents are true to the best of my information, knowledge, and belief.

\_\_\_\_\_  
Deputy clerk signature and date

\*\*Approved:

_____	_____
Date	Plaintiff/Attorney
_____	_____
Date	Defendant/Attorney

**MOBILE HOME OWNER'S RIGHTS AND OBLIGATIONS IN  
MOBILE HOME PARK (JUST-CAUSE TERMINATIONS)**

MCL 600.5781

**When tenancy in a mobile home park is terminated for just cause:**

Even though you must move out of your mobile home within 10 days of the date of judgment, you may sell your mobile home on site subject to the following conditions.

- (a) You must sell or move the mobile home within 90 days after the date of a judgment of possession. If the mobile home park owner or operator denies tenancy to a person who offers to purchase the mobile home within this 90-day period, the time period shall be extended for another 90 days.
- (b) You are required to pay all rent and other charges for the mobile home site on time during this 90-day period or during any proper extension of the time period under (a). If you fail to pay on time, the owner or operator of the mobile home park can seek to have you evicted immediately.
- (c) The owner or operator of the mobile home park may disconnect all utilities supplied by the mobile home park 10 days after the date of a judgment of possession.
- (d) Within 10 days after the date of judgment of possession, you must provide the owner or operator of the mobile home park with proof that the mobile home has been properly winterized by a licensed mobile home installer and repairer. If you fail to provide this proof within 10 days, the owner or operator of the mobile home park can seek to have you evicted immediately.
- (e) You must continue to maintain the mobile home and mobile home site in accordance with the rules and regulations of the mobile home park.
- (f) The mobile home park must provide you with reasonable access to the mobile home and the mobile home site for the purpose of maintaining the mobile home and mobile home site and selling the mobile home.

If you do not move or sell your mobile home within the time limits stated above, the mobile home park owner or operator may have the mobile home removed.

If you continue to live in the mobile home beyond the 10 days after the date of the judgment of possession, the mobile home park owner or operator can seek to have you evicted.