



LARA MOBILE HOMES

LIBERTY HOMESTEAD 28X52 • OFFICIAL MODEL SPECIFICATION BROCHURE
BASE MSRP
\$87,500
Liberty Homestead 28x52 — Integrated covered front porch, country eat-in kitchen with breakfast nook, and compact 52ft footprint.

Classification: Multi-Section (Double-Wide)	Bed / Bath: 3 Bed / 2.0 Bath	Nominal Area: 1456 sq ft	Finished Interior: 1378 sq ft
Box Dimensions: 27' 4" x 52' 0" (Two 13'8" x 52' sections)	Finished Roof Width: 28' 0" (4" eaves)	Transport Length: 56' 0" per section	Ceiling: 8' 0" Flat / Vaulted

ARCHITECTURAL PHOTO CATALOG & INTERIOR SUITE


Exterior Elevation

Open Living Room

Country Kitchen & Dining

Primary Bedroom Suite

ROOM DIMENSION SCHEDULE & STRUCTURAL SPECIFICATIONS

Room / Space	Dimensions	Area	Features & Inclusions	Engineering Parameter	Factory Specification
Living Room	19' 4" x 14' 8"	283.5 sq ft	Huge central living room opening onto covered porch	Chassis & Framing	Dual heavy I-beam frames, structural marriage wall with continuous gasket seal.
Country Kitchen & Nook	18' 6" x 12' 6"	231.3 sq ft	Eat-in kitchen with breakfast nook and peninsula		
Covered Front Porch	12' 0" x 6' 0"	72.0 sq ft	Integrated covered front porch built into facade	Insulation & Climate	HUD Wind Zone I/II; Roof Snow Load: 20 PSF Std (30/40 PSF Heavy Snow); Thermal Zones 1-3 (R-21/R-38 pack available).
Master Suite (Right Wing)	13' 2" x 14' 8"	193.1 sq ft	King-size master suite with private glamour bath		
Bedrooms 2 & 3 (Left Wing)	11' 6" x 11' 2" (ea)	256.8 sq ft	Split wing isolating guest bedrooms with full bath	Plumbing & Power	200A all-copper service panel, 40-gallon water heater, PEX water supply lines.
Dedicated Laundry Room	8' 6" x 7' 0"	59.5 sq ft	Separate utility room with storage & exterior door		
				Integrated Porch	12ft covered front porch built into factory truss system with structural columns.



ESTIMATED MONTHLY FINANCING & PAYMENT OPTIONS

Manufactured homes can be financed as **Chattel Loans (Personal Property)** when placed on standard pier-and-anchor foundations, or as **Real Property Mortgages (FHA Title II, VA, USDA, Conventional)** when installed on permanent crawlspace stem wall or basement foundations on land you own.

Loan Type & Term	5% Down (\$4,375) Loan: \$83,125	10% Down (\$8,750) Loan: \$78,750	20% Down (\$17,500) Loan: \$70,000
30-Year Real Property (FHA / Conventional @ 6.75%) <i>Permanent Stem Wall / Basement Foundation</i>	\$539 / mo	\$511 / mo	\$454 / mo
20-Year Real Property / Land-Home (@ 6.50%) <i>Permanent Foundation</i>	\$620 / mo	\$587 / mo	\$522 / mo
20-Year Chattel Loan (@ 8.25% APR) <i>Standard Pier-and-Anchor Placement</i>	\$708 / mo	\$671 / mo	\$596 / mo
15-Year Chattel / Personal Property (@ 7.95% APR) <i>Standard Pier-and-Anchor Placement</i>	\$792 / mo	\$750 / mo	\$667 / mo

EXTERIOR ELEVATIONS & INTERIOR FINISH PACKAGES

Modern Contemporary Elevation: Horizontal smooth Dutch lap siding (Modern Slate, Arctic White, Charcoal), low-profile black window frames, vertical frosted glass entry door, standing seam black metal roof accents.	Builder Basic Finish: Smooth painted drywall ready for custom painting, durable vinyl flooring, flat-panel shaker cabinets, roll-edge laminate counters. Maximize affordability for DIY cosmetic upgrades.
Classic Craftsman Elevation: Horizontal siding with board-and-batten gables, white window surrounds, louvered shutters, 6-panel fiberglass entry door, 30-year architectural shingles.	Signature Luxury Finish: Solid quartz/granite counters, undermount farmhouse apron sink, soft-close wood cabinets, 100% waterproof LVP flooring, ceramic subway tile backsplashes & tiled walk-in shower.

FOUNDATION & SITE PREPARATION CHECKLIST

- **Pad & Grading:** Level, compacted pad stripped of organic soil, sloping 5% away from home for positive perimeter drainage.
- **Footings:** Poured concrete footings or engineered ABS pads extending below local frost depth (e.g. 30"–48" depending on county).
- **Foundation Compatibility:** Engineered for Pier-and-Anchor (chattel titling) or Permanent Stem Wall/Basement per HUD 4930.3G (Real Property mortgage titling).
- **Utility Connections:** Potable water supply with shutoff, 4" sewer/septic lateral stubbed to center pad, and 200A electrical meter pedestal.