

PURCHASER INFORMATION QUESTIONNAIRE

Manufactured Housing Properties Inc.
136 Main Street
Pineville, NC 28134

Gentlemen

The information contained herein is being furnished to you for you to determine whether the undersigned's subscription to purchase 160,000 Shares of Series A Cumulative Convertible Preferred Stock, par value \$.01 per share (the "*Shares*") of **Manufactured Housing Properties Inc.**, a Nevada corporation (the "*Company*"), may be accepted by the Company in light of the requirements of applicable Sections 3(a)(11), 3(b), or 4(2) of the Securities Act of 1933, as amended (the "*Securities Act*"), and Regulation D ("*Regulation D*") promulgated by the Securities and Exchange Commission (the "*SEC*") thereunder and under the securities laws of certain states. The Shares are being offered by the Company on a best efforts basis at a purchase price of \$2.50 per Share with a minimum subscription per subscriber of 10,000 Shares (the "*Offering*") pursuant to that certain Subscription Agreements between the Company and each subscriber identified therein (the "*Subscription Agreement*"). The undersigned further understands that (i) the Company will rely on the accuracy and completeness of the information contained herein for purposes of such determination, (ii) the Shares will not be registered under the Securities Act or the securities laws of any state in reliance upon certain exemptions from registration provided by such statutes and the regulations promulgated thereunder, and (iii) this Questionnaire by itself is not an offer of the Shares to the undersigned, which offer can only be made by delivery to the undersigned of the Subscription Agreement and related documents.

ALL INFORMATION CONTAINED IN THIS QUESTIONNAIRE SHALL BE TREATED CONFIDENTIALLY. However, the undersigned understands that the Company may present this Questionnaire to such parties as the Company, in its discretion, deems appropriate if called upon to establish that the proposed offer and sale of the Shares is exempt from registration under the Securities Act or meets the requirements of applicable state securities or blue sky laws. Further, the undersigned understands that the Offering itself will be reported to the SEC pursuant to the requirements of Regulation D and to various state securities commissioners, as applicable.

The undersigned further represents to the Company that the information contained herein is complete and accurate and may be relied upon by the Company and that the undersigned will notify the Company immediately of any material change in any of such information occurring prior to the purchase of any Shares by the undersigned. In accordance with the foregoing, the following representations and information are hereby made and provided:

I. OWNERSHIP OF SHARES

The undersigned wishes to own Shares in the following manner (please check the appropriate box):

- Individual
- Corporation
- Limited Liability Company
- Company
- Joint Tenants, with rights of survivorship*
- Tenants in Common*

- () Tenants by Entirety*
- () Community Property*

* IF YOU ARE PURCHASING SHARES WITH ONLY YOUR SPOUSE AS CO-OWNER, BOTH YOU AND YOUR SPOUSE MUST SIGN THE SIGNATURE PAGE. IF ANY CO-OWNER IS NOT YOUR SPOUSE, ALL CO-OWNERS MUST SIGN THE SIGNATURE PAGE AND EACH CO-OWNER MUST COMPLETE AND SUBMIT A SEPARATE QUESTIONNAIRE.

II. INFORMATION REQUIRED BY EACH PROSPECTIVE INVESTOR

Instructions: Please answer each question fully and attach additional information, if necessary. If the answer to any question is "None" or "Not Applicable," please so state. Please complete, sign and date the Individual Signature Page attached hereto.

PLEASE TYPE OR PRINT

A. General Information

1. Name: _____ Age: _____
Spouse's Name (if applicable): _____
2. Social Security Number: _____
3. Occupation: _____
4. My current position or title is: _____
5. Firm Name: _____
6. Business Address: _____

7. Business Telephone Number: _____
8. Residence Address: _____

9. Residence Telephone Number: _____
10. Email Address

B. Educational Background

My educational background is as follows:

School _____ Field of Study _____ Degree (if any) _____

C. Accredited Investor

1. IT IS EXPECTED THAT THE SHARES WILL BE SOLD PRIMARILY TO INVESTORS WHO ARE "ACCREDITED INVESTORS" AS DEFINED IN REGULATION D. IF YOU ARE AN INDIVIDUAL WHO IS AN ACCREDITED INVESTOR BECAUSE YOU SATISFY AT LEAST ONE OF THE FOLLOWING STANDARDS, PLEASE INDICATE YOUR BASIS OF "ACCREDITED INVESTOR" STATUS BY INITIALING THE APPLICABLE STATEMENT OR STATEMENTS, IF ANY:

a. The undersigned certifies that the undersigned is a natural person who, at the time of purchase of the Shares, has an individual net worth, or a joint net worth with the undersigned's spouse, in excess of \$1,000,000.

INITIAL

b. The undersigned certifies that the undersigned is a natural person who had an individual annual income (not including income of the undersigned's spouse) in excess of \$200,000 in each of the two most recent tax years, or who had a joint income with the undersigned's spouse in excess of \$300,000 in each of the two most recent tax years, and who reasonably expects to reach the same income level in the current tax year.

INITIAL

c. The undersigned certifies that the undersigned is a director or executive officer of the General Partner of the Company.

INITIAL

2. The undersigned certifies that during the past five years the undersigned has made or been involved in certain tax or risk-oriented investment(s) including speculative or illiquid investments, "tax shelter" investments, private placements, or other investments that would be relevant to the undersigned's ability to evaluate the merits and risks of investment in the Company.

3. In connection with the undersigned's capability of evaluating the merits and risks of investment in the Company, the undersigned has checked the appropriate subparagraphs below, recognizing that the statements below are not mutually exclusive:

a. The undersigned certifies that the undersigned has an ongoing relationship with an accountant and/or legal, tax or business adviser with whom the undersigned reviews tax and financial matters (even though the undersigned may not have reviewed this investment with them).

INITIAL

b. The undersigned certifies that the undersigned has such knowledge and experience in financial and business matters that the undersigned is capable of evaluating the merits and risks of investment in the Company and of making an informed investment decision.

INITIAL

D. Non-Accredited Investor.

If you cannot meet the criteria required to be considered as an "accredited investor" and still wish to purchase Shares, please describe in detail on a separate sheet of paper (i) your current situation, including your taxable net income for the current and previous two years, (ii) your current net worth and the sources of your net worth, and (iii) a description of your investment history, including a description of investments over the last three years, the amount invested and the performance of those investments. Upon presentation of the requested information, the Company reserves the right to ask for verification of the statements made by you and to seek additional information from you or third parties to determine your ability to take the economic risk of an investment in the Shares.

III. ADDITIONAL REPRESENTATIONS AND WARRANTIES

Instructions: Please review and initial each of the following statements “a” through “o.” If you cannot certify any such statement as being correct, please attach a statement setting forth your reasons why you cannot so certify such statement.

Representations and Warranties

1. The undersigned certifies that:

a. I have received, read, understood and am familiar with the Subscription Agreement and all attachments and exhibits thereto concerning the Company and the Offering pursuant to which this subscription is being made. I further acknowledge that, except as set forth in the Subscription Agreement, no representations or warranties have been made to me or to my advisers by the Company or by any person acting on behalf of the Company with respect to the proposed business of the Company, the financial condition of the Company, and/or the economic, tax or other aspects or consequences resulting from the purchase of any Shares.

INITIAL

b. I am either at least twenty-one (21) years of age and a citizen of the United States and a resident of the state of my residence address specified in Section II A(8) above and have no present intention of becoming a resident of any other state or jurisdiction.

INITIAL

c. I have been represented by such legal and tax counsel and others, each of whom has been personally selected by me, as I have found necessary to consult concerning this transaction, and such representation has included an examination of applicable documents, including the Subscription Agreement, and an analysis of all tax, financial, corporate and securities law aspects that I or my advisers deem pertinent.

INITIAL

d. With respect to the tax aspects of my investment, I am relying solely upon the advice of my personal tax advisers and/or upon my own knowledge with respect thereto, and recognize that any resulting tax benefits may be lost through the adoption of new laws, amendments to existing laws or regulations or changes in the interpretation of existing laws and regulations. I specifically acknowledge that no assurances are or have been made to me regarding the likelihood of success of the Company and its objectives as a commercially feasible business.

INITIAL

e. I have been furnished a copy of the Subscription Agreement and the documents referred to therein or such documents have been made available to me for any review and inspection. The Company has made available to me, prior to the date hereof, the opportunity to ask questions of, and to receive answers from the management of the Company concerning the terms and conditions of the Offering and access to obtain any information, documents, financial statements, records and books relative to the Company, the business of the Company or the Offering necessary to satisfy myself as to the accuracy of the information set forth in the Subscription Agreement and the documents referred to therein. All materials and information requested by me concerning the terms and conditions of the Offering, including any information requested to verify any information furnished, have been made timely available by the Company and examined by me. I have such knowledge and experience in financial and business matters that I am capable of evaluating the merits and risks of this investment.

INITIAL

f. I understand that the Shares have not been registered under the Securities Act, nor pursuant to the provisions of the securities laws or other laws of any other applicable jurisdiction, in reliance on exemptions for private offerings contained in Sections 3(a)(11), 3(b) or 4(2) of the Securities Act, Regulation D and in the applicable laws of such jurisdictions. I am fully aware that any Shares subscribed to by me are to be sold in reliance upon such exemptions based upon my representations, warranties and agreements set forth herein and in the Subscription Agreement. I am fully aware of the restrictions on sale, transferability and assignment of the Shares as set forth in the Subscription Agreement, and that I must bear the economic risk of my investment in the Company for an indefinite period of time because the Shares have not been registered under the Securities Act, and therefore, cannot be offered or sold unless they are subsequently registered under the Securities Act or an exemption from such registration is available.

INITIAL

g. The purchase of Shares by me will be solely for my own account and not for the account of any other person or entity.

INITIAL

h. My purchase of the Shares, will be solely for investment and not with a view towards resale or distribution.

INITIAL

i. I understand that no securities commissioner of any state has made any finding or determination relating to the fairness of an investment in the Company and that no securities commissioner of any state has recommended or endorsed the Company or the Shares being offered in the Company.

INITIAL

j. I can bear the economic risks of my investment in the Company and can afford a complete loss of my investment in the Company. I have adequate means of providing for my current needs and possible personal contingencies, and I have no present need for liquidity in my investment in the Company.

INITIAL

k. I represent that I have not distributed the Subscription Agreement and the exhibits thereto or the documents referred to therein to anyone other than my advisers, if any.

INITIAL

l. The undersigned represents and warrants that the undersigned is not acquiring any Shares, as nominee, trustee, agent or representative for any other person, unless the undersigned has indicated the contrary to the Company and specified the number of beneficial owners thereof, and the Company has consented in writing thereto.

INITIAL

m. I understand that the price at which the Shares are being offered was determined arbitrarily by the Company and bears no relationship to the assets, book value, earnings or net worth of the Company and that the subscription price per Share should not be considered an indication of the actual value of the Company.

INITIAL

n. I understand that, except for certain commitments from management of the Company, no commitment exists by anyone to purchase all or any part of the Shares being offered by the Company and that the Company can give no assurance that the Shares will be sold.

INITIAL

o. I have reviewed and understood the representations of the undersigned set forth in the Subscription Agreement and each of such representations is true and correct.

INITIAL

2. The undersigned has never filed or been involved in bankruptcy proceedings and there are no suits pending or judgments outstanding against the undersigned that, individually or in the aggregate, could impair the undersigned's ability to make payment for the Shares being purchased by the undersigned pursuant to the Subscription Agreement.

INITIAL

[REMAINDER OF PAGE INTENTIONALL LEFT BLANK – SIGNATURE PAGE FOLLOWS]

IV. SIGNATURE

SIGNATURE PAGE - INDIVIDUAL

**MANUFACTURED HOUSING PROPERTIES INC.
(A Nevada Corporation)**

The undersigned represents to the Company that (a) the information contained in the Questionnaire is complete and accurate on the date hereof and may be relied upon, and (b) the undersigned will notify the Company immediately of any material changes in any of such information occurring prior to the closing of the sale of the Shares and will promptly confirm any such notice in writing.

IN WITNESS WHEREOF, the undersigned hereby executes this Questionnaire this 7th day of February, 2019, effective, however, as of the Effective Date set forth in the Subscription Agreement executed concurrently herewith.

Signature

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Printed Name

Signature of Spouse or Co-owner if Joint Tenants in
Common or Community Property

Printed Name of Spouse or Co-owner if Joint Tenants in
Common or Community Property

SIGNATURE PAGE - ENTITY

**MANUFACTURED HOUSING PROPERTIES INC.
(A Nevada Corporation)**

The undersigned represents to the Company that (a) the information contained in or provided in connection with this Questionnaire is complete and accurate on the date hereof and may be relied upon, and (b) the undersigned will notify the Company immediately of any material changes in any of such information occurring prior to the closing of the sale of the Shares and will promptly confirm any such notice in writing.

IN WITNESS WHEREOF, the undersigned hereby executes this Questionnaire this 7th day of February, 2019, effective, however, as of the Effective Date set forth in the Subscription Agreement executed concurrently herewith.

Manufactured Housing Properties, Inc.

Authorized Signatory

Michael Anise

Printed Name of Authorized Signatory

CFO

Title of Authorized Signatory