

SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549

FORM 8-K
CURRENT REPORT

Pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934

DATE OF REPORT: DECEMBER 15, 1998
(Date of earliest event reported)

SUN COMMUNITIES, INC.
(Exact name of registrant as specified in its charter)

MARYLAND
(State of Organization)

COMMISSION FILE NO. 1-12616

38-2730780
(IRS Employer I.D. No.)

31700 MIDDLEBELT ROAD
SUITE 145
FARMINGTON HILLS, MICHIGAN 48334
(Address of principal executive offices)

(248) 932-3100
(Registrant's telephone number, including area code)

ITEM 5. OTHER EVENTS.

On December 15, 1998, directors, employees and consultants of Sun Communities, Inc. purchased approximately \$25.5 million of newly issued shares of common stock of Sun Communities, Inc. and common OP Units in Sun Communities Operating Limited Partnership at a price of \$31.75 per share/OP Unit. These purchases were financed by a 5-year personal loan program established by Bank One Corporation. Participants in the loan program are personally responsible for repayment of their respective loans and Sun Communities, Inc., Sun Communities Operating Limited Partnership and certain of their affiliates (collectively, the "Company") guaranteed repayment of the loans in order to facilitate the transaction. Participants in the loan program have agreed to fully indemnify the Company against all liabilities arising under such guaranty.

SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

Date: December 23, 1998 SUN COMMUNITIES, INC., a Maryland corporation

By: /s/ Jeffrey P. Jorissen

 Jeffrey P. Jorissen, Senior Vice President,
 Treasurer, Chief Financial Officer, and
 Secretary