

Borrower Name: _____

Credit Score: _____

Application/Loan #: _____

Product Min Score: _____

Manufactured Home Info		
Make: _____	Model: _____	IBTS: _____
Serial: _____	Tags: _____	Age: _____
Width x Length: _____		

Instructions: Fill out Section A, D and B or C.

[Manufactured Home Comparison Matrix](#)

Section A - Singlewide and Multi-width:

- Minimum credit score 540 (Guild retained product) for Conforming and High Balance (Singlewide not allowed on High Balance)
- AUS or Manual Underwrite
- Primary Purchase & Cash-Out; conforming and high balance allowed
- Unit was constructed on or after June 15, 1976
- The unit has a floor area of no less than 400 square feet and 12 feet wide
- Unit is legally taxed and classified as real property (e.g. Affidavit of Affixture, 433A, etc. based on state requirements)
- Property must be fee simple; Leaseholds are not acceptable
- Property may not be located in a mobile home park
- Full utilities will be present on the land and meet local standards
- Age Restricted Communities allowed. Must comply with CCRs rules and regulations. Acceptable as long as there are no deed or re-sale restrictions that restrict a borrower's or lender's ability to re-sell or foreclose
- Appraisal Report:
 - Appraisal Report 1004C/70B
 - Minimum two manufactured home comps.
 - Cost Approach not applicable
 - Meets all other VA guidelines
 - Remaining economic life meets or exceeds term of loan
 - Towing hitch and running gear have been removed
 - Data Plate/Tags attached
- HUD Data Plate affixed near the main electrical panel or under kitchen sink and the HUD Certification Label which is permanently affixed to each section of the home. If either is missing, unable to validate, not legible, or inconsistent, obtain verification through IBTS.
- Accessory Dwelling Units:
 - MH as subject property with stick built ADU
 - Case by case basis. Review [VA Handbook Chapter 11](#) page 10
 - One Unit Stick Built as the subject property with MH as an ADU
 - Primary home must be site built.
 - Must be on appraisal form 1004/70 with all MH information listed in a text addendum.
 - Must meet wind, roof load and thermal zones for geographic area or appraiser must address. See [VA Handbook Chapter 11](#) page 10.
- Engineer's Certification that the foundation is constructed to withstand both supporting loads and wind-overturning loads that meets both state and local requirements. Unless the VA appraiser conditions for foundation inspection per HUD Handbook 4930.3.
- Any additions or structural changes to the original home requires permits from the City/County or Engineer may inspect for code compliance
- The home was transported directly from the manufacturer or dealership and has not been installed or occupied previously at another site. Additional inspections are required if the home has been installed or occupied previously at another site (not eligible for singlewide – Guild Overlay). See [VA Lender Handbook](#) for additional guidance.
- If the home is new, the retail sales contract and dealer invoice are in loan file, if applicable.
- If on well, acceptable water/well test as required by VA, if applicable (e.g. Lead, E. Coli and Coli Form, etc.)
- If on septic, acceptable septic inspection as required by VA, if applicable.

- The land is or will be accessible by an all-weather public road.
If Private, see [Road Maintenance Matrix](#).

- Endorsement ALTA 7, 7.1, or 7.2 is required on all loans

- IBTS Serial/VIN #, Make/Model/Year, Length/Width, Conversion Document and Appraisal ALL match

- Underwriting Verification/Action Screen includes year, Serial/VIN #, make, model, and width x length information

Section B - Multi-width only:

- May be located either on an individual lot or in a project development such as a condominium, PUD or subdivision. Manufactured Condos must be VA approved.

- Any additions or structural changes to the original home requires permits from the City/County or Engineer may inspect for code compliance

Section C - Singlewide:

- AUS Approved with Max DTI 50%; Manual VA DTI 41%

- Purchase/Rate and Term Conforming Transactions. High Balance not allowed
Cash Out transactions restricted to pay-off of existing liens only, no net proceeds to borrower

- Property is not located in a Flood Zone

- Maximum 10 acres

- Unit does not have any alterations or modifications since construction in the factory, except for porches, decks or other structures which were approved and inspected by local code officials

- The home was transported directly from the manufacturer or dealership and has not been installed or occupied previously at another site

Section D - Service Released Investors

- Bond UW to complete additional [MH Checklist](#) required on Bond products, if applicable. Please refer to [Product Hub>>HFA/Bond](#) for specific requirements

- UW to review [Newrez VA Reference Guide](#) for minimum credit score and additional requirements

- UW to review [PennyMac VA Reference Guide](#) for minimum credit score additional requirements

I certify this loan meets all the requirements listed in this Checklist.

Reviewed By: _____