

	CONVENTIONAL				GOVERNMENT			
	FNMA	FNMA MH Advantage	FHLMC	FHLMC CHOICEHome	FHA	VA	USDA	USDA Existing MH Pilot
Primary Residence – Max LTV/CLTV/HCLTV								
Purchase	95%	97%	95%	95%	96.5% (Credit Score 580 90% LTV)	Up to 100% Refer to guidelines for LTV restrictions based on loan amount and credit score	100%	100%
Rate & Term FHA Simple Refi					97.75% (Credit Score 580 90% LTV) FHA Refinance Comparison	Not Allowed		Not Allowed
FHA Streamline/ VA IRRRL/USDA Streamline	Not Allowed	Not Allowed	Enhanced Relief Refinance up to 97.01%	Not Allowed	Allowed FHA Streamline Comparison	Allowed VA IRRRL Reference Guide	Allowed USDA Refinance Comparison	Allowed USDA Refinance Comparison
Cash-out Refi Multi-Width Only	65%	65%	65%	Not Allowed	80%	Up to 100% Refer to guidelines for LTV restrictions based on loan amount and credit score	Not Allowed	Not Allowed
Second Home – Max LTV/CLTV/HCLTV								
Purchase Multi-Width only	90%	90%	90%	Not Allowed	Not Allowed	Not Allowed	Not Allowed	Not Allowed
Rate and Term								
FHA Streamline/ VA IRRRL	Not Allowed	Not Allowed	Not Allowed					
Cash-out Refi								
Investment Property Not Permitted								

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Checklists	Conventional Manufactured Homes Checklist				FHA Manufactured Homes Checklist	VA Manufactured Homes Checklist	USDA Manufactured Homes Checklist	USDA Existing Manufactured Homes Checklist
Occupancy	<ul style="list-style-type: none"> Primary Residence Second Home 	<ul style="list-style-type: none"> Primary Residence Second Home 	<ul style="list-style-type: none"> Primary Residence Second Home 	Primary Residence	Primary Residence	Primary Residence	Primary Residence	Primary Residence
Minimum Credit Score	620	620	620	620	540	540	540	540
Underwriting Method	DU Approve/Eligible	DU Approve/Eligible	LPA Accept	LPA Accept	<ul style="list-style-type: none"> AUS Manual Underwrite 	<ul style="list-style-type: none"> AUS Manual Underwrite 	<ul style="list-style-type: none"> GUS Manual 	<ul style="list-style-type: none"> Manual Underwriting GUS not allowed
Loan Limit	Conforming Loan Amount only	Conforming and High Balance Loan Amount	Conforming Loan Amount	Conforming Loan Amount	Conforming and High Balance Loan Amount	Conforming and High Balance Loan Amount	Conforming Loan Amount	Conforming Loan Amount
Temporary Buydowns	Allowed		Not Allowed		Allowed	Multi-Width	Not Allowed	Not Allowed
	Temporary Buydowns Reference Guide & Workflow							
Singlewide	Allowed: <ul style="list-style-type: none"> Primary residence Purchase Rate and Term refinance 	Not allowed	Allowed: <ul style="list-style-type: none"> Primary residence Purchase Rate and Term refinance 	Not allowed	Allowed: <ul style="list-style-type: none"> Primary residence Conforming LA only Purchase Rate Term Non-G2G Streamline not allowed Cash Out restricted to pay off existing liens only, no new proceeds to borrower Minimum 10 acres Max DTI 50% with AUS approval 	Allowed: <ul style="list-style-type: none"> Primary residence Purchase 	Allowed: <ul style="list-style-type: none"> Primary residence Purchase 	
Minimum Size	<ul style="list-style-type: none"> Min 400 sq ft Min width 12ft 	<ul style="list-style-type: none"> Must meet MH ADV design criteria No minimum size 	<ul style="list-style-type: none"> Min 600 sq ft Min width 12ft 	<ul style="list-style-type: none"> Min of 1,000 sq ft Min width 12 ft 	400 sq ft	<ul style="list-style-type: none"> Singlewide: 400 sq ft Doublewide: 700 sq ft 	400 sq ft	400 sq ft
Manufactured Date	On or after June 15, 1976	On or after June 2018 (based on FNMA Launch date and units being built)	On or after June 15, 1976	On or after June 2018 (based on FHLMC Launch date and units being built)	On or after June 15, 1976	On or after June 15, 1976	Unit must have a manufactured date that is within 12 months of the purchase contract and has never been lived in	Unit was constructed on or after January 1, 2006

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HUD Certification Label (HUD Seal or Tag)	2" X 4" aluminum plate located at one end of each section of the house, approximately one foot up from the floor and one foot in from the roadside, or as near that location on a permanent part of the exterior of the house as practicable. Contains a certification label number. Label numbers are not required to be sequential on a multi-section house. The appraiser will note the number(s) on the appraisal. In addition to providing the numbers from the HUD Date Plate and Certification Label(s) affixed to the manufactured home, the appraiser must also provide photos of this information. A duplicate HUD Data Plate may be available from the Institute for Building Technology and Safety (IBTS).							
Identifying Tags	<ul style="list-style-type: none"> • HUD Data Plate • HUD Certification Label 	<ul style="list-style-type: none"> • HUD Data Plate • HUD Certification Label • FNMA MH Advantage Sticker 	<ul style="list-style-type: none"> • HUD Data Plate • HUD Certification Label 	<ul style="list-style-type: none"> • HUD Data Plate • HUD Certification Label • FHLMC CHOICEHome Sticker 	<ul style="list-style-type: none"> • HUD Data Plate • HUD Certification Label 	<ul style="list-style-type: none"> • HUD Data Plate • HUD Certification Label 	<ul style="list-style-type: none"> • HUD Data • HUD Certification Label 	<ul style="list-style-type: none"> • HUD Data • HUD Certification Label
Construction Specification	<ul style="list-style-type: none"> • Unit must not have been previously installed or occupied at any other site or location • Skirting • If the appraisal or contract indicate an engineer cert one must be obtained 	<ul style="list-style-type: none"> • Unit must not have been previously installed or occupied at any other site or location • Unit must meet specific design requirements • MH Adv Design Requirements <p>Note: MH ADV Sticker confirms the unit meets the above design criteria</p>	<ul style="list-style-type: none"> • Unit must not have been previously installed or occupied at any other site or location • Skirting • If the appraisal or contract indicate an engineer cert one must be obtained 	<ul style="list-style-type: none"> • Unit must not have been previously installed or occupied at any other site or location • Unit must meet specific design requirements: CHOICEHome Requirements • Double or Triple Wide Units <p>Note: CHOICEHome label confirms the unit meets the above design criteria</p>	<ul style="list-style-type: none"> • Unit must not have been previously installed or occupied at any other site or location • Must be on permanent foundation per HUD 4930.3 • Structural Engineer Report 	<ul style="list-style-type: none"> • Unit that has been previously installed or occupied at any other site or location requires additional inspections by a qualified 3rd party inspector: <ul style="list-style-type: none"> - Water plumbing VA form 56-8731a - Electrical VA form 26-8731b -Fuel and Heating VA form 26-8731c - Certification that roof was coated after set-up on the site - Or engineer verify all the above • If the appraisal or contract indicate an engineer cert one must be obtained VA Chapter 12 VA Chapter 14 • Singlewide requires Structural Engineer 	<ul style="list-style-type: none"> • Unit must not have been previously installed or occupied at any other site or location • Must be on permanent foundation per HUD 4930.3 • If the appraisal or contract indicate an engineer cert one must be obtained USDA Chapter 13 	<ul style="list-style-type: none"> • Unit must not have been previously installed or occupied at any other site or location • Inspection required using one of the two methods: <ul style="list-style-type: none"> - Form HUD-309, HUD Manufactured Home Installation and Verification Report; OR Engineer's Certification that the foundation design meets HUD 4930.3

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Property Eligibility	<ul style="list-style-type: none"> • 1 unit • PUD • Condo • Fee Simple • Leasehold Checklist 	<ul style="list-style-type: none"> • 1 unit • PUD • Condo • Fee Simple • Leasehold Not allowed 	<ul style="list-style-type: none"> • 1 unit • PUD • Condo • Fee Simple • Leasehold Not allowed 	<ul style="list-style-type: none"> • 1 unit • PUD • Condo • Fee Simple • Leasehold Not allowed 	<ul style="list-style-type: none"> • 1 unit • PUD • Condo • Fee Simple • Leasehold Not allowed 	<ul style="list-style-type: none"> • 1 unit • PUD • Condo • Fee Simple • Leasehold Not allowed 	<ul style="list-style-type: none"> • 1 unit • PUD • Condo • Fee Simple • Leasehold Not allowed 	<ul style="list-style-type: none"> • 1 unit • PUD • Condo • Fee Simple • Leasehold Not allowed
Appraisal Requirements	<ul style="list-style-type: none"> • FNMA Form 1004 MC • Must include a minimum of two manufactured home comps • See guidelines for additional requirements for Singlewide units 	<ul style="list-style-type: none"> • FNMA Form 1004 MC • Must use MH Advantage comps if available. If fewer than three MH Advantage comps are available, appraiser must use a minimum of two site-built comps. • See MH Adv Design Requirements for additional requirements 	<ul style="list-style-type: none"> • FNMA Form 1004 MC • Must include a minimum of two manufactured home comps • See guidelines for additional requirements for Singlewide units 	<ul style="list-style-type: none"> • FNMA Form 1004MC • Appraiser should provide at least 1 CHOICEHome sale. If none are available, must use appropriate site-built homes as comparable • See CHOICEHome for additional requirements 	<ul style="list-style-type: none"> • 1004 C • Must include a minimum of two manufactured home comps. If less than 2 Adv/Choice GSE certified homes available, can you use site built comps • Cost approach • Remaining economic life meets or exceed term of the loan 	<ul style="list-style-type: none"> • 1004 C • Must include a minimum of two manufactured home comps. • Cost approach • Remaining economic life meets or exceed term of the loan 	<ul style="list-style-type: none"> • 1004 C • Must include a minimum of two manufactured home comps. • Cost approach • Remaining economic life meets or exceed term of the loan 	<ul style="list-style-type: none"> • 1004 C • Must include a minimum of two manufactured home comps. • Cost approach • Remaining economic life meets or exceed term of the loan
Additions	Any additions or structural changes to the original home requires permits from the City/County or Engineer may inspect for code compliance.	N/A	Any additions or structural changes to the original home requires permits from the City/County or Engineer may inspect for code compliance.	N/A	<p>Multi-width: Any additions or structural changes to the original home requires permits from the City/County or Engineer may inspect for code compliance.</p> <p>Singlewides: Unit DOES NOT have any alterations or modifications since construction in the factory, except for porches, decks or other structures which were built to engineered designs or were approved and inspected by local code officials.</p>	N/A	N/A	Unit DOES NOT have any alterations or modifications since construction in the factory, except for porches, decks or other structures which were built to engineered designs or were approved and inspected by local code officials.
Accessory Unit Dwelling (ADU)	Allowed for multi-width	Not allowed	Not Allowed	Allowed. ADU can be stick built or a manufactured home	Allowed when properly permitted	Allowed when properly permitted	Not Allowed	Not Allowed

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Ineligible Property Types	<ul style="list-style-type: none"> Deed Restrictions (PERS Approval) 2-4 units 	<ul style="list-style-type: none"> Leasehold Deed Restrictions (PERS Approval) 2-4 units 	<ul style="list-style-type: none"> Leasehold Deed Restrictions Community Land Trust 2-4 units 	<ul style="list-style-type: none"> Leasehold Deed Restrictions 2-4 units Community Land Trust 	<ul style="list-style-type: none"> Leasehold Deed Restrictions 2-4 units Community Land Trust Property in flood zone (request exception with Elevation Cert.) 	<ul style="list-style-type: none"> Leasehold* Deed Restrictions 2-4 units Community Land Trust* <p>*Allowed if VA approves the Leasehold/Trust</p>	<ul style="list-style-type: none"> Leasehold* Deed Restrictions <p>*Allowed if USDA approves the Leasehold/trust</p>	<ul style="list-style-type: none"> Leasehold* Deed Restrictions <p>*Allowed if USDA approves the Leasehold/trust</p>
Condo/PUD Projects	Conventional FNMA-FHLMC Condo and PUD Matrix				FHA Condo Reference	VA Condo Reference	Project must meet FNMA, FHLMC, FHA or VA guidance	Project must meet FNMA, FHLMC, FHA or VA guidance
Miscellaneous	<ul style="list-style-type: none"> Title Elimination/Affidavit of Affixture required per State requirements <ul style="list-style-type: none"> Titling manufactured homes as real property Fannie Mae ALTA 7, 7.1, or 7.2 or any other endorsement required in the applicable jurisdiction for MH is required Property cannot be located in a mobile home park Full utilities will be present on the land and meet local standards The land is or will be accessible by an all-weather public road. If private, the road is subject to easement with provisions for Road Maintenance Requirements 							
State Restrictions	N/A	N/A	N/A	N/A	N/A	N/A	N/A	CO, IA, LA, MI, MS, MT, NV, NH, ND, OH, OR, PA, SD, TN, TX, UT, VT, VA, WA, WV, WI and WY
Revision	<ul style="list-style-type: none"> 6/24/2024 – Published Comparison Matrix; Archived Conventional MH Comparison & MH Reference Guide 							