

# MANUFACTURED HOUSING

While other lenders have pulled out of the manufactured housing market, we have stood by the Broker and Correspondent Community by offering a wide variety of manufactured housing financing options. With available programs ranging across FHA, VA, USDA, Fannie Mae and Freddie Mac delivery options, we are able to successfully meet the needs of a growing manufactured housing market.

A manufactured home is a complete dwelling designed for year-round living and substantially constructed in a factory. It conforms with a National Building Code developed in 1976 by the U.S. Department of Housing and Urban Development (HUD).



## FHA HIGHLIGHTS

- 580 Minimum qualifying credit score with AUS approv/eligible, 620 with manual
- Floor area no less than 400 square feet
- Classified as real estate and permanently affixed to each section
- Not previously installed or occupied at any other site
- Singlewide, Doublewide, and Triplewide units permitted

## USDA HIGHLIGHTS

- 620 Minimum qualifying credit score
- Property must be located in an eligible rural area
- Manufactured home must be less than 12 months old, never occupied, and must include the site. The date of purchase agreement must be written within one year of the manufactured date displayed on the plate attached to the unit.
- USDA Pilot program: Existing home built after January 2006 eligible in CO, IL, IA, LA, NY, OH, TX, VT, NH, WY, NV, VA and ND.

More financing options available. [See USDA program specifications.](#)

## VA HIGHLIGHTS

- 620 Minimum qualifying credit score
- Must be, or will be prior to closing, permanently affixed to the foundation and taxed as real property
- Singlewide, Doublewide, and Triplewide units permitted
- The borrower must occupy the property as his or her principle residence

## CONVENTIONAL HIGHLIGHTS

- 620 Minimum qualifying credit score (HARP as low as 580)
- Have floor area no less than 600 square feet
- Must be a one-unit dwelling legally classified as real property
- Doublewide and Triplewide units permitted

**CONTACT ME TODAY  
TO LEARN MORE!**