



## FHA – Manuf. Home Cheat Sheet

(10/12/2022)

Guideline	FHA
Minimum Credit Score	600
Age of MFH	1/1/1990
Eligible Transactions	Purchase Rate/Term Refinance Streamline Refinance
Ineligible Transactions	*Cash Out Refinance *Investment Property *Second Home *Property held in Land Trust *Escrow Repair Holdbacks *Subordinate Financing/2nd Liens
Eligible Property	Doublewide Manufactured Homes with a minimum square footage of 600 or greater
Ineligible Property	*Singlewide Manufactured Homes *Condo/Condo Association *Homes located in a Mobile Home Park *Cooperatives *Leasehold Estates *MFH that have been previously installed or relocated from another site other than the dealership *Properties located in a flood zone *Water utilities connected to cisterns and/or hauled water *Chattel property
Manual Underwriting Allowed?	No
Foundation Inspection Required?	Yes  Inspection may not be more than 90 days old at time of review (Purchase)  If re-using a foundation Inspection (Refinance), the report must match up to the details of the property per the appraisal. Any changes to the property in terms of additions will require a new foundation inspection.
Required Repairs	Repairs that may be required to meet MPR guidelines must be completed prior to closing



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	<p>PTF for final inspection will not be permitted</p> <p>Escrow repair holdbacks are not permitted</p> <p>This will be inclusive of repairs required for Foundation Inspection</p>
DTI Limitations	May not exceed 49.99%
AUS	DU
Property, Appraisal, and Title Requirements	<ul style="list-style-type: none"> <li>*HUD Certification Label required-must have picture in the appraisal</li> <li>*HUD Data Plate required-must have picture in appraisal</li> <li>*Adequate vehicle access</li> <li>*Wheels, axles, and tongue removed</li> <li>*Utilities on and working</li> <li>*Home must be on permanent foundation as evidenced by foundation report</li> <li>*Must be taxed as real property-per title commitment</li> <li>*Appraisal must contain 2 MFH comparables</li> </ul>
Program Guidelines	All standard program guidelines must be met by the borrowers to qualify for the loan
Reserves Required	See AUS