



FHA – Manuf. Home Cheat Sheet

(10/12/2022)

Guideline	FHA
Minimum Credit Score	600
Age of MFH	
Eligible Transactions	Purchase Rate/Term Refinance Streamline Refinance
Ineligible Transactions	<ul style="list-style-type: none"> *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	<ul style="list-style-type: none"> *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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	PTF for final inspection will not be permitted Escrow repair holdbacks are not permitted This will be inclusive of repairs required for Foundation Inspection
DTI Limitations	May not exceed 49.99%
AUS	DU
Property, Appraisal, and Title Requirements	<ul style="list-style-type: none"> *HUD Certification Label required-must have picture in the appraisal *HUD Data Plate required-must have picture in appraisal *Adequate vehicle access *Wheels, axles, and tongue removed *Utilities on and working *Home must be on permanent foundation as evidenced by foundation report *Must be taxed as real property-per title commitment *Appraisal must contain 2 MFH comparables
Program Guidelines	All standard program guidelines must be met by the borrowers to qualify for the loan
Reserves Required	See AUS