



Manufactured Home Property Eligibility Requirements

Fannie Mae defines a “manufactured home” as any dwelling unit built on a permanent chassis that is attached to a permanent foundation system and evidenced by a HUD Data Plate and HUD Certification label. (For additional information, see B5-2-02, Manufactured Housing Loan Eligibility.)

The table below provides additional manufactured housing property eligibility requirements. For manufactured housing appraisal requirements, see B4-1.4-01, Factory-Built Housing: Manufactured Housing.

✓ Requirements

The manufactured home must be built in compliance with

the Federal Manufactured Home Construction and Safety Standards that were established June 15, 1976, as amended and in force at the time the home is manufactured; and

additional requirements that appear in HUD regulations at 24 C.F.R. Part 3280.

Compliance with these standards will be evidenced by the presence of both a HUD Data Plate and the HUD Certification Label. If the original or alternative documentation cannot be obtained for both the Data Plate/Compliance Certificate and the HUD Certification Label, the loan is not eligible for delivery to Fannie Mae.

The HUD Data Plate/Compliance Certificate is a paper document located on the interior of the subject property that contains, among other things, the manufacturer’s name and trade/model number. In addition to the data required by Fannie Mae, the Data Plate includes pertinent information about the unit, including a list of factory-installed equipment. The HUD Certification Label, sometimes referred to as a HUD “seal” or “tag,” is a metal plate located on the exterior of each section of the home. The Manufactured Home Appraisal Report (Form 1004C) must show evidence of both the HUD Data Plate/Compliance Certificate and the HUD Certification Label.

As an alternative to the original HUD Certification Label, the lender may be able to obtain a verification letter with the same information contained on the HUD Certification Label from the Institute for Building Technology and Safety (IBTS). A duplicate HUD Data Plate/Compliance Certificate may be available from IBTS or by contacting the In-Plant Primary Inspection Agency

(IPIA) or the manufacturer. (A list of IPIA offices is posted on HUD's website.)

The unit must not have been previously installed or occupied at any other site or location, except from the manufacturer or the dealer's lot as a new unit.

The manufactured home must be a one-unit dwelling unit that is legally classified as real property.

The towing hitch, wheels, and axles must be removed. The dwelling must assume the characteristics of site-built housing.

The borrower must own the land on which the manufactured home is situated in fee simple, unless the manufactured home is located in a co-op or condo project.

For co-ops, both the land and dwelling must be owned by the co-op.

For condos, both the land and dwelling, including those located on leasehold estates, must be subject to the condo regime.

Otherwise, mortgages secured by manufactured homes located on leasehold estates are not eligible.

Multi-width manufactured homes may be located either on an individual lot or in a project development.

Project approval for mortgage loans secured by multi-width manufactured homes located on individual lots in subdivisions or in PUDs is generally not required. Project approval is required for condo and co-op projects that consist of manufactured homes, and certain condo and all co-op projects must be approved by Fannie Mae. For further information about project approval requirements, see Chapter B4-2, Project Standards.

Single-width manufactured homes must be located in a Fannie Mae-approved co-op, condo, or PUD project development.

The manufactured home must be at least 12 feet wide and have a minimum of 600 square feet of gross living area.

Except for MH Advantage properties, Fannie Mae does not specify other minimum requirements for size, roof pitch, or any other specific construction details for HUD-coded manufactured homes.

Site preparation for delivery of the manufactured home must be completed.

The manufactured home must be attached to a permanent foundation system in accordance with the manufacturer's requirements for anchoring, support, stability, and maintenance.

The foundation system must be appropriate for the soil conditions for the site and meet local and state codes.

The manufactured home must be permanently connected to a septic tank or sewage system, and to other utilities in accordance with local and state requirements.

If the property is not situated on a publicly dedicated and maintained street, then it must be situated on a street that is community owned and maintained, or privately owned and maintained.

There must be adequate vehicular access and there must be an adequate and legally enforceable agreement for vehicular access and maintenance. See B4-1.3-04, Site Section of the Appraisal Report, for additional information about privately maintained streets.

Mortgages secured by existing manufactured homes that have incomplete items, such as a partially completed addition or renovation, or defects or needed repairs that affect safety, soundness, or structural integrity, are not eligible for purchase until the necessary work is completed.

Exceptions to the foregoing may be made only for minor items that do not affect the ability to obtain an occupancy permit — such as landscaping, a driveway, or a walkway — subject to all requirements and warranties for new or proposed construction provided in B4-1.2-03, Requirements for Postponed Improvements.

Manufactured homes that have an addition or have had a structural modification are eligible under certain conditions. If the state in which the property is located requires inspection by a state agency to approve modifications to the property, then the lender is required to confirm that the property has met the requirement. However, if the state does not have this requirement, then the structural modification must be inspected and be deemed structurally sound by a third party who is regulated by the state and is qualified to make the determination. In all cases, the satisfactory inspection report must be retained in the mortgage loan file.