



<b>Allowable Conventional Products</b>	All Fannie Mae Conventional 15, 20 and 30 Year Fixed Rate Terms (ARM Loans are Not Allowed) (30 Year Terms are Not Allowed on Cash-Out Transactions) DU AUS Approval Only. LP is Not Allowed.
<b>Allowable Government Products</b>	All Government Fixed Rate Terms (ARM Loans are Not Allowed)

**MINIMUM REQUIREMENTS FOR CONVENTIONAL FIXED RATE LOANS**

LTV	CLTV	Loan Purpose	Occupancy	FICO	DTI
95 <sup>1,2</sup>	95 <sup>1</sup>	Purchase Rate/Term Refinance	Primary Residence	660 <sup>3</sup>	Per AUS
65 <sup>1</sup>	65 <sup>1</sup>	Cash-Out <sup>4,5</sup>	Primary Residence	660 <sup>3</sup>	Per AUS
85 <sup>1,2</sup>	85 <sup>1</sup>	Purchase Rate/Term Refinance	Second Home	660 <sup>3</sup>	Per AUS

**MINIMUM REQUIREMENTS FOR FHA FIXED RATE LOANS**

LTV	CLTV	Loan Purpose	Occupancy	FICO	DTI
96.50	96.50	Purchase	Primary Residence	660 <sup>3</sup>	Per AUS
97.75	97.75	Rate/Term Refinance	Primary Residence	660 <sup>3</sup>	Per AUS
85	85	Cash-Out <sup>4</sup>	Primary Residence	660 <sup>3</sup>	Per AUS

**MINIMUM REQUIREMENTS FOR VA FIXED RATE LOANS**

LTV	CLTV	Loan Purpose	Occupancy	FICO	DTI
100	100	Purchase Rate/Term Refinance Cash-Out <sup>4</sup>	Primary Residence	660 <sup>3</sup>	Per AUS

**MINIMUM REQUIREMENTS FOR USDA 30 YEAR FIXED RATE LOANS**

LTV	CLTV	Loan Purpose	Occupancy	FICO	DTI
100	100	Rate/Term Refinance <sup>6</sup>	Primary Residence	660 <sup>3</sup>	Per AUS

- A minimum down payment of 5% must come from the borrower's own funds unless:
  - The LTV or CLTV ratio is less than or equal to 80%; or
  - The borrower is purchasing a primary residence and meets the requirements to use gifts, donated grant funds, or funds received from an employer to pay for some, or all of the borrower's minimum contribution.
- Conventional loans requiring Mortgage Insurance must be submitted to Radian or Genworth for MI approval.
- A minimum 640 FICO score is allowed on Retail transactions only.
- The Borrower must have owned both the land and manufactured home for a minimum of 12 months to be eligible for cash out.
- The term on a Conventional Cash-Out is limited to 15 or 20 Years. 30 Year terms are Not Allowed.
- Rate and Term Refinance transactions only and must be to refinance an existing Rural Housing Guaranteed loan.

<b>MINIMUM LOAN AMOUNT</b>	\$50,000.00
<b>MAXIMUM LOAN AMOUNT</b>	All States, except AK and HI: <ul style="list-style-type: none"> <li>• \$424,100.00</li> </ul> AK and HI: <ul style="list-style-type: none"> <li>• \$636,150.00</li> </ul>
<b>ALTA ENDORSEMENTS</b>	ALTA Form 7.0 (Manufactured Housing Unit) or its equivalent, and 7.1 or 7.2, where available and if applicable
<b>MANUAL UNDERWRITES</b>	Not Allowed. AUS Approval must be obtained.
<b>LENDER PAID MI</b>	Not Allowed
<b>NON-TRADITIONAL CREDIT</b>	Not Allowed
<b>SECONDARY FINANCING</b>	Not Allowed on Purchase Transactions. On Refinance Transactions, only existing, resubordinating Secondary Financing is allowed.
<b>NON-OCCUPANT CO-BORROWERS</b>	Not Allowed
<b>OCCUPANCY</b>	Primary Residence and Second Homes Only. Investment Properties are Not Allowed.
<b>ELIGIBLE MANUFACTURED HOME PROPERTY TYPES</b>	<ul style="list-style-type: none"> <li>• Doublewide Manufactured Homes</li> <li>• The gross living area must have a minimum of 600 square feet on Conventional loans and 700 square feet on Government loans.</li> <li>• Manufactured Housing Condo and PUD Units are allowed on FHA, VA and USDA loans only</li> <li>• Must be legally classified as real property under applicable state law</li> <li>• On FHA loans, Manufactured Homes <b>must</b> be permanently connected to Public Utilities, including water, electric, and a sewage disposal system</li> <li>• Maximum Acreage allowed is 5 Acres</li> </ul>
<b>INELIGIBLE MANUFACTURED HOME PROPERTY TYPES</b>	<ul style="list-style-type: none"> <li>• Manufactured Homes that are not legally classified and titled as real property</li> <li>• Singlewide Manufactured Homes</li> <li>• Manufactured Homes with title held in a Leasehold Estate</li> <li>• Manufactured Homes that were installed or occupied previously at any other site or location</li> <li>• Properties with Deed Restrictions.</li> </ul>
<b>FLOOD ZONES</b>	Properties in designated Flood Zones A or V, are allowed if one the following has been provided: <ul style="list-style-type: none"> <li>• Evidence that FEMA has removed the Property from the Special Flood Hazard Area via the issuance of a LOMA, (Letter of Map Amendment), or LOMR (Letter of Map Revision); or</li> <li>• A FEMA NFIP Elevation Certificate (FEMA Form 81-31) has been prepared by a licensed engineer or surveyor stating the finished grade beneath the Manufactured Home is at or above the 100-year return frequency flood elevation, and flood insurance is available and obtained under the NFIP.</li> </ul>
<b>DATE OF CONSTRUCTION</b>	The Manufactured Home must have been built on or after June 15, 1976.

<b>SPECIAL FEES</b>	<ul style="list-style-type: none"> <li>• Manufactured Home Endorsements 7.0, 7.1, and 7.2, when applicable. (\$50.00 for each endorsement)</li> <li>• Engineer’s Certification. (\$550.00)</li> </ul>
<b>ADDITIONAL CLOSING DOCUMENT REQUIREMENTS</b>	<ul style="list-style-type: none"> <li>• Manufactured Home Rider to the Mortgage/Deed of Trust</li> <li>• Manufactured Home Affidavit of Affixation</li> <li>• Manufactured Home Supplemental Closing Instructions</li> </ul>
<b>ENCOMPASS DATA ENTRY REQUIREMENTS</b>	<p>The following fields must be completed in the Manufactured Housing Details section of the Property Information Screen, to ensure the information prints on the Manufactured Home Rider and Affidavit of Affixation Rider:</p> <ul style="list-style-type: none"> <li>• Make and Model</li> <li>• Year Manufactured and if New or Used</li> <li>• Length and Width</li> <li>• Enter all that apply: Serial Number(s)/VIN Number(s), HUD Label Number, and Certificate of Title Number</li> <li>• Certificate of Title Type</li> <li>• Manufacturer Name and Address</li> </ul>
<b>ADDITIONAL PROPERTY REQUIREMENTS</b>	<ul style="list-style-type: none"> <li>• A Manufactured Home Appraisal Report must be used (Form 1004C)</li> <li>• An Engineer’s Certification is required on FHA loans. It must be completed by a licensed engineer or registered architect, who is licensed/registered in the state where the Manufactured Home is located.</li> <li>• Appraisal to include photos, evidencing the HUD Certification Label has been affixed to the exterior of each unit, (transportable section) of the home, and the HUD Data Plate is located on the interior.</li> </ul>
<b>SEASONING REQUIREMENTS</b>	<p>Manufactured Homes that were built within the 12 months preceding the loan application date, are not allowed.</p> <ul style="list-style-type: none"> <li>• PURCHASE TRANSACTIONS: All Manufactured Homes must have been affixed to a permanent foundation for a minimum of 12 months prior to the loan application date.</li> <li>• REFINANCE TRANSACTIONS: The borrower must have owned both the Manufactured Home and the land for a minimum of 12 months prior to the loan application date.</li> </ul>

<p><b>LTV &amp; CLTV CALCULATIONS</b></p>	<p><u>PURCHASE TRANSACTIONS:</u></p> <p>The LTV ratio for a loan secured by a Manufactured Home that is being purchased will be based on the lower of:</p> <ul style="list-style-type: none"> <li>• The sales price of the Manufactured Home and land;</li> <li>• The current appraised value of the Manufactured Home and land</li> </ul> <p><u>RATE/TERM REFINANCE TRANSACTIONS:</u></p> <p>The LTV ratio, (and CLTV ratio, if applicable), for a limited cash-out refinance transaction will be based on the lower of:</p> <ul style="list-style-type: none"> <li>• The current appraised value of the Manufactured Home and land</li> </ul> <p>Proceeds of a limited cash-out refinance mortgage may be used to:</p> <ul style="list-style-type: none"> <li>• Pay off the outstanding principal balance of an existing first lien mortgage secured by the Manufactured Home and land (or existing liens if the home and land were encumbered by separate first liens);</li> <li>• Pay off the outstanding principal balance of an existing subordinate mortgage or lien secured by the Manufactured Home and/or land, but only if it was used to purchase the Manufactured Home and/or land;</li> <li>• Finance closing costs (including prepaid expenses); and</li> <li>• Provide cash back to the borrower in an amount not to exceed the lesser of 2% of the new loan amount or \$2,000.00.</li> </ul> <p><u>CASH-OUT REFINANCE TRANSACTIONS:</u></p> <p>The LTV ratio, (and CLTV ratio, if applicable), for a cash-out refinance transaction will be based on:</p> <ul style="list-style-type: none"> <li>• The current appraised value of the Manufactured Home and land</li> </ul> <p>Proceeds of a cash-out refinance mortgage may be used to:</p> <ul style="list-style-type: none"> <li>• Pay off the outstanding principal balance of an existing first lien mortgage secured by the Manufactured Home and land (or existing liens if the home and land were encumbered by separate first liens);</li> <li>• Obtain a mortgage on a property that does not already have a mortgage lien against it;</li> <li>• Take equity out of the property in the form of mortgage proceeds that may be used for any purpose.</li> </ul>
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