

## **USDA** – Manufactured Home Cheat Sheet

(10/12/2022)

Guideline	USDA	USDA <mark>PILOT</mark>
Minimum Credit	600	600
Score		
Age of MFH	Brand New	1/1/2006
Eligible	Purchase**	Purchase
Transactions	Rate/Term Refinance	
	Streamline Refinance	Pilot Program
		is only allowed
	**Purchase will refer to newly	in these states:
	set MFH's that have been	• Colorado
	places within the most recent	• lowa
	12 months. Existing MFH	• Louisiana
	Homes must fall under the	Michigan
	USDA Manufactured Home	Montana
	Pilot Program guidelines to	• Nevada
	be eligible for submission.	North Dakota
		• Ohio
		• Oregon
		<ul> <li>Pennsylvania</li> </ul>
		South Dakota
		• Tennessee
		• Texas
		• Utah
		Virginia
		<ul> <li>Washington</li> </ul>
		West Virginia
		• Wisconsin
		Wyoming
Ineligible	*Cash Out Refinance	*Cash Out Refinance
Transactions	*Investment Property	*Investment Property
	*Second Home	*Second Home
	*Property held in Land Trust	*Property held in Land Trust
	*Escrow Repair Holdbacks	*Escrow Repair Holdbacks
	*Subordinate Financing/2nd Liens	*Subordinate Financing/2nd Liens
Eligible Property	Doublewide Manufactured Homes	Doublewide Manufactured
	with a minimum square	Homes with a minimum
	footage of 600 or greater	square footage of 600 or
		greater
Ineligible	*Singlewide Manufactured Homes	*Singlewide Manufactured Homes
Property	*Condo/Condo Association	*Condo/Condo Association
	*Homes located in a Mobile Home	*Homes located in a Mobile Home Park
	Park	*Cooperatives
	*Cooperatives	*Leasehold Estates



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	*Leasehold Estates	*MFH that have been previously installed
	*MFH that have been previously	or relocated from another site other than
	installed or relocated from another	the dealership
	site other than the dealership	*Properties located in a flood zone
	*Properties located in a flood zone	*Water utilities connected to cisterns
	*Water utilities connected to cisterns	and/or hauled water
	and/or hauled water	*Chattel property
	*Chattel property	
Manual	No	No
Underwriting		
Allowed?		
Foundation Inspection	Yes	Yes
Required?	Inspection may not be more than 90	Inspection may not be more than 90 days
nequired:	days old at time of review (Purchase)	old at time of review
	days ord at time or review (i aronase)	
	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 that may be required to meet	Repairs that may be required to meet
Repairs	MPR guidelines must be completed	MPR guidelines must be completed prior
	prior to closing	to closing
	PTF for final inspection will not be	PTF for final inspection will not be
	permitted	permitted
	Escrow repair holdbacks are not	Escrow repair holdbacks are not
	permitted	permitted
	This will be inclusive of repairs	This will be inclusive of repairs required
	required for Foundation Inspection	for Foundation Inspection
DTI Limitations	May not exceed 49.99%	May not exceed 49.99%
AUS	GUS	GUS
Property,	*HUD Certification Label required-	*HUD Certification Label required-must
Appraisal,	must have picture in the appraisal	have picture in the appraisal
and Title	*HUD Data Plate required-must have	*HUD Data Plate required-must have
Requirements	picture in appraisal	picture in appraisal



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	*Adequate vehicle access	*Adequate vehicle access
	*Wheels, axles, and tongue removed	*Wheels, axles, and tongue removed
	*Utilities on and working	*Utilities on and working
	*Home must be on permanent	*Home must be on permanent
	foundation as evidenced by	foundation as evidenced by foundation
	foundation report	report
	*Must be taxed as real property-per	*Must be taxed as real property-per title
	title commitment	commitment
	*Appraisal must contain 2 MFH	*Appraisal must contain 2 MFH
	comparables	comparables
Program	All standard program guidelines must	All standard program guidelines must be
Guidelines	be met by the borrowers to qualify for	met by the borrowers to qualify for the
	the loan	loan
Reserves	See AUS	See AUS
Required		