

Guideline	USDA	USDA PILOT	FHA	VA	Conventional
Minimum	600	600	600	600	620
Credit Score					
Age of MFH	Manufactured within 12 M	1/1/2006	06/15/1976	06/15/1976	6/15/1976
Eligible	Purchase**	Purchase	Purchase	Purchase	Purchase
Transactions	Rate/Term Refinance		Rate/Term Refinance	IRRRL Refinance	Rate/Term Refinance
	Streamline Refinance	Pilot Program	Streamline Refinance		Second Home
		is only allowed			
	**Purchase will refer to	in these states:			
	newly	 Colorado 			
	set MFH's that have	• lowa			
	Been	 Louisiana 			
	manufactured within the	 Michigan 			
	most	 Montana 			
	recent 12 months and not	 Nevada 			
	occupied. Existing	North Dakota			
	MFH	• Ohio			
	Homes must fall under	• Oregon			
	the	 Pennsylvania 			
	USDA Manufactured	• South Dakota			
	Home	• Tennessee			
	Pilot Program guidelines	• Texas			
	to	• Utah			
	be eligible for	 Virginia 			
	submission.	 Washington 			
		 West Virginia 			
		 Wisconsin 			
		 Wyoming 			
Ineligible	*Cash Out Refinance	*Cash Out Refinance	*Cash Out Refinance	*Cash Out Refinance	*Cash Out Refinance
Transactions	*Investment Property	*Investment Property	*Investment Property	*Investment Property	*Investment Property
	*Second Home	*Second Home	*Second Home	*Second Home	*Escrow Repair Holdbacks
	*Property held in Land	*Property held in Land Trust	*Property held in Land	*Property held in Land	
	Trust	*Escrow Repair Holdbacks	Trust	Trust	
	*Escrow Repair	*Subordinate Financing/2nd	*Escrow Repair	*Escrow Repair	
	Holdbacks	Liens	Holdbacks	Holdbacks	



Guideline	USDA	USDA PILOT	FHA	VA	Conventional
	*Subordinate		*Subordinate	*Subordinate	
Financing/2nd Liens			Financing/2nd Liens	Financing/2nd Liens	
Eligible	Doublewide	Doublewide Manufactured	Doublewide	Doublewide	Doublewide Manufactured
Property	Manufactured Homes	Homes with a minimum	Manufactured	Manufactured	Homes with a minimum
	with a minimum square	square footage of 600 or	Homes with a minimum	Homes with a minimum	square footage of 600 or
	footage of 600 or	greater	square footage of 600	square footage of 600	greater
	greater		or	or	Home must be at least
			greater	greater	12 feet wide
Ineligible	*Singlewide	*Singlewide Manufactured	*Singlewide	*Singlewide	*Singlewide Manufactured
Property	Manufactured Homes	Homes	Manufactured Homes	Manufactured Homes	Homes
	*Condo/Condo	*Condo/Condo Association	*Condo/Condo	*Condo/Condo	*Condo/Condo Association
	Association	*Homes located in a Mobile	Association	Association	*Homes located in a Mobile
	*Homes located in a	Home Park	*Homes located in a	*Homes located in a	Home Park
	Mobile Home Park	*Cooperatives	Mobile Home Park	Mobile Home Park	*Cooperatives
	*Cooperatives	*Leasehold Estates	*Cooperatives	*Cooperatives	*Leasehold Estates
	*Leasehold Estates	*MFH that have been	*Leasehold Estates	*Leasehold Estates	*MFH that have been
	*MFH that have been	previously installed or	*MFH that have been	*MFH that have been	previously installed or
	previously installed or	relocated from another site	previously installed or	previously installed or	relocated from another site
	relocated from another	other than the dealership	relocated from another	relocated from another	other than the dealership
	site other than the	*Properties located in a	site other than the	site other than the	*Water utilities connected
	dealership	flood zone	dealership	dealership	to cisterns and/or hauled
	*Properties located in a	*Water utilities connected	*Properties located in a	*Properties located in a	water
	flood zone	to cisterns and/or hauled	flood zone	flood zone	*Chattel property
	*Water utilities	water	*Water utilities	*Water utilities	*Property exceeding 2 acres
	connected to cisterns	*Chattel property	connected to cisterns	connected to cisterns	
	and/or hauled water		and/or hauled water	and/or hauled water	
	*Chattel property		*Chattel property	*Chattel property	
Manual	No	No	No	No	No
Underwriting					
Allowed?					
Foundation	Yes	Yes	Yes	Yes	Yes
Inspection					
Required?	Inspection may not be		Inspection may not be	Inspection may not be	
	more than 90 days old		more than 90 days old	more than 90 days old	



Guideline	USDA	USDA PILOT	FHA	VA	Conventional
	at time of review	Inspection may not be more	at time of review	at time of review	Inspection may not be more
	(Purchase)	than 90 days old at time of	(Purchase)	(Purchase)	than 90 days old at time of
		review			review (Purchase)
	If re-using a foundation		If re-using a foundation	If re-using a foundation	
	Inspection (Refinance),		Inspection (Refinance),	Inspection (Refinance),	If re-using a foundation
	the report must match		the report must match	the report must match	Inspection (Refinance), the
	up to the details of the		up to the details of the	up to the details of the	report must match up to the
	property per		property per	property per	details of the property per
	the appraisal. Any		the appraisal. Any	the appraisal. Any	the appraisal. Any changes
	changes to the property		changes to the property	changes to the property	to the property in terms of
	in terms of additions		in terms of additions	in terms of additions	additions will require a new
	will require a new		will require a new	will require a new	foundation inspection.
	foundation inspection.		foundation inspection.	foundation inspection.	
Required	Repairs that may be	Repairs that may be	Repairs that may be	Repairs that may be	Underwriter's discretion on
Repairs	required to meet MPR	required to meet MPR	required to meet MPR	required to meet MPR	allowing PTF for final
	guidelines must be	guidelines must be	guidelines must be	guidelines must be	inspection on repairs that
	completed prior to	completed prior to closing	completed prior to	completed prior to	may be needed for
	closing		closing	closing	foundation inspection or for
		PTF for final inspection will			collateral
	PTF for final inspection	not be permitted	PTF for final inspection	PTF for final inspection	
	will not be permitted		will not be permitted	will not be permitted	Escrow Repair holdbacks are
		Escrow repair holdbacks are			not typically permitted for
	Escrow repair holdbacks	not permitted	Escrow repair holdbacks	Escrow repair holdbacks	conventional financing and
	are not permitted		are not permitted	are not permitted	will be allowed only if
		This will be inclusive of			Management permits
	This will be inclusive of	repairs required for	This will be inclusive of	This will be inclusive of	
	repairs required for	Foundation Inspection	repairs required for	repairs required for	
	Foundation Inspection		Foundation Inspection	Foundation Inspection	
DTI Limitations	May not exceed 49.99%	May not exceed 49.99%	May not exceed 49.99%	May not exceed 49.99%	Reviewed and Approved by
					AUS
AUS	GUS	GUS	DU	DU	LP
Property,	*HUD Certification Label	*HUD Certification Label	*HUD Certification Label	*HUD Certification Label	*HUD Certification Label
Appraisal,	required-must have	required-must have picture	required-must have	required-must have	required-must have picture
and Title	picture in the appraisal	in the appraisal	picture in the appraisal	picture in the appraisal	in the appraisal
Requirements					



Guideline	USDA	USDA PILOT	FHA	VA	Conventional
	*HUD Data Plate	*HUD Data Plate required-	*HUD Data Plate	*HUD Data Plate	*HUD Data Plate required-
	required-must have	must have picture in	required-must have	required-must have	must have picture in
	picture in appraisal	appraisal	picture in appraisal	picture in appraisal	appraisal
	*Adequate vehicle	*Adequate vehicle access	* Adequate vehicle	*Adequate vehicle	*Adequate vehicle access
	access	*Wheels, axles, and tongue	access	access	*Wheels, axles, and tongue
	*Wheels, axles, and	removed	*Wheels, axles, and	*Wheels, axles, and	removed
	tongue removed	*Utilities on and working	tongue removed	tongue removed	*Utilities on and working
	*Utilities on and	*Home must be on	*Utilities on and	*Utilities on and	*Home must be on
	working	permanent foundation as	working	working	permanent foundation as
	*Home must be on	evidenced by foundation	*Home must be on	*Home must be on	evidenced by foundation
	permanent foundation	report	permanent foundation	permanent foundation	report
	as evidenced by	*Must be taxed as real	as evidenced by	as evidenced by	*Must be taxed as real
	foundation report	property-per title	foundation report	foundation report	property-per title
	*Must be taxed as real	commitment	*Must be taxed as real	*Must be taxed as real	commitment
	property-per title	*Appraisal must contain 2	property-per title	property-per title	*MFH comparables
	commitment	MFH comparables	commitment	commitment	recommended but not
	*Appraisal must contain		*Appraisal must contain	*Appraisal must contain	required
	2 MFH comparables		2 MFH comparables	2 MFH comparables	
Program	All standard program	All standard program	All standard program	All standard program	All standard program
Guidelines	guidelines must be met	guidelines must be met by	guidelines must be met	guidelines must be met	guidelines must be met by
	by the borrowers to	the borrowers to qualify for	by the borrowers to	by the borrowers to	the borrowers to qualify for
	qualify for the loan	the loan	qualify for the loan	qualify for the loan	the loan
Reserves	See AUS	See AUS	See AUS	See AUS	See AUS
Required					