



**Elements of  
Manufactured &  
Modular Home  
Mortgages**

# Mh

## Manufactured & Modular Homes

**Conforming  
Loans**

- **Modular Homes: 620 Minimum FICO**
- **Manufactured Homes: 620 Minimum FICO**
- Doublewides allowed
- **Minimum Down = 5%**
- Must Comply with Local Building Codes

**620**  
Minimum FICO

**FHA  
Loans**

- **Modular Homes: 580 Minimum FICO**
- **Manufactured Homes: 640 Minimum FICO**
- **Minimum Down = 3.5%**
- Must meet **HUD Standards** and Local Building Codes
- Safe permanent access from a private street required

**580**  
Minimum FICO  
on Modular

**VA  
Loans**

- **Modular Homes: 600 Minimum FICO**
- **Manufactured Homes: 640 Minimum FICO**
- **100% Financing - No Minimum Down Payment**
- Purchase and Refinance are available
- Must comply with VA Minimum Property Requirements and Local Building Codes

**600**  
Minimum FICO  
on Modular

**USDA  
Loans**

- **Modular Homes: 600 Minimum FICO**
- **Manufactured Homes: 640 Minimum FICO**
- **No Down Payment - 100% Financing**
- New & Existing Homes (Built after Jan 1, 2006)
- Manufactured Home Minimum size 400 FT<sup>2</sup>

**Manufactured Home  
Eligible States**

CO, IA, LA, MI, MS, MT, NV, NH,  
NY, ND, OH, OR, PA, SD, TN, TX,  
UT, VT, VA, WA, WV, WI, WY

**Manufactured  
Homes**

- **Double-wide Homes** are acceptable on **Conventional, FHA, VA, & USDA**
- **HUD Tag** must be visible and permanently affixed (typically at rear of each unit)
- **Minimum size:** 600 square feet for FHA & VA, 400 square feet for USDA
- Must be affixed to a Permanent Foundation and titled as Real Property
- **Flood Zones** - Manufactured Homes cannot be located in a Flood Zone
- **10 Acres or less required**

**Modular  
Homes**

- **All Modular Homes treated like stick built** for Conventional, FHA, VA, & USDA
- **Factory Built Unit Certification** affixed to home (typically under the kitchen sink)
- **UBC Tag** certifies the home was built to the **Universal Building Codes**
- All Modular Homes need to comply with Local Zoning and Building Codes
- 1-unit Primary Residence only

**Other restrictions apply, for complete details call:**

**Wholesale & Correspondent  
Lending Division**

**855-528-4572**

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