

Eligible/Ineligible Manufactured Housing At-a-Glance

Feature	Fannie Mae/Freddie Mac		FHA		VA	
	Eligible	Ineligible	Eligible	Ineligible	Eligible	Ineligible
Single-wide		X		X		X
1-unit Primary Residence	X		X		X	
1-Unit Second home	X			X	X (IRRRLs only)	X (purchase/cash-out)
Investment Property		X		X		X
Home Not Classified as Real Property		X		X		X
Leasehold Estate		X		X		X
Manual Underwrite		X	X		X	
Reno Loan (i.e. HomeStyle/203k)		X		X		X
Construction to Perm (if foundation and home not completely installed prior to loan closing)		X		X		X
Payoff of Land Contract		X		X		X
Conforming/High Balance /Super Conforming Loan Amounts	Fannie Mae - Both Freddie Mac - Conforming only	Freddie Mac – Super Conforming	X		X	
Home Located in Condo Project or Senior Community		X		X		X
Home Moved from Another Site (not delivered directly from manufacturer)		X		X		X
Home Located in Special Flood Hazard Area	X		X (subject to specific criteria – see guides)		X	