



FNMA MH Advantage: FAQs

1. **Are all MH homes eligible for the Fannie Mae MH Advantage higher LTV?**
No. only homes with the MH Advantage sticker are eligible for the higher LTV. All other manufactured homes must follow standard UHM policies.
2. **Who issues the MH Advantage "sticker?"**
Fannie Mae issues the sticker when the manufacturer enters an agreement with them. The sticker is placed on the unit at the time of construction.
3. **Is this program for new construction?**
This is end loan financing. The home can be newly placed. The home is eligible if it has the Fannie Mae sticker.
4. **How old can the home be?**
The age of the home is not a factor, if it has the Fannie Mae sticker. This is a newer program therefore all the homes will be very new at this time.
5. **Does the "sticker" transfer to new owners?**
Yes. Whether it is the first or a subsequent owner, it isn't a factor. Eligibility for the MH Advantage product is based on whether the home has the sticker.
6. **What if the manufacturer states it meets Fannie Mae requirements but the appraiser says the sticker is not in the unit?**
The sticker must be in the unit before closing and the appraiser must provide a photo of the sticker in the unit before closing. There are no exceptions to this. If the sticker has been removed, the owner of the home will need to work with the manufacturer to get the sticker replaced. The sticker is not something that UHM can obtain on behalf of the owner or borrower.
7. **Can the MH Advantage be used with a State bond program?**
Not at UHM.
8. **Can State bond DPA's be used as the source of down payment?**
DPA 2nd liens are not permissible with the MH Advantage at UHM.
9. **Are modular homes eligible?**
Yes. A modular home built under the Uniform Building Code administered by the state and conforms to local building codes in the areas where it will be installed does not have to satisfy manufactured home requirements. This applies also to prefabricated, panelized, or sectional housing.
10. **How do I know in advance if the home has the sticker?**
Fannie Mae's Manufactured home [webpage](#) has a list of Participating Manufacturers.



Last Reviewed: 1/15/2025

UNIONHOME MORTGAGE

11. What if the loan must be sold to Freddie Mac because of underwriting requirements?

Freddie Mac does not offer the same program. The Fannie Mae sticker has no value to Freddie Mac. The loan must follow standard manufacture home overlays if it needs to be sold to Freddie Mac.

12. Does the "sticker" have any value for FHA, VA, or USDA loans?

No. All standard requirements and UHM overlays apply for government loans.

13. Do we still need a foundation inspection with the MH Advantage sticker?

All standard requirements apply as required by the agencies. The presence of a sticker does not change the foundation or foundation inspection requirements.

14. What year of construction did MH Advantage stickers from Participating Manufacturers begin?

2018. This is a new program that a manufacturer participates in. The sticker will be on new units coming off the assembly line now at participating manufacturers.

15. On existing manufactured homes, if the sticker is not there, is there a site that we can check, like IBTS, to confirm that the property is eligible?

Not at this time. Only the Participating Manufacturer list is on Fannie Mae's website.

16. When must an appraiser use MH Advantage homes?

For MH Advantage properties, appraisers must use other MH Advantage homes, when available, for the comparable sales. If fewer than three MH Advantage sales are available, then the appraiser must supplement with the best and most appropriate sales available, which may include site-built homes.

17. What photos are required for MH Advantage appraisals?

For MH Advantage appraisals, required photos included:

- a. A driveway leading to the home, or the garage or carport if applicable.
- b. A sidewalk connecting either the driveway, a detached garage, or carport to a door or attached porch of the home. The sidewalk must consist of blacktop, pavers, flagstone, bricks, concrete, or cement.
- c. An attached garage or carport (if applicable). If the home includes an attached garage or carport, a photo must be included.
- d. The MH Advantage sticker
- e. The HUD Data Plate
- f. The HUD Certification Label
- g. Exterior of the home (front and rear)
- h. Interior of the home