

FNMA MH Advantage - TPO

Product Overview

Product Description	<p>MH Advantage is manufactured housing that is designed to meet specific construction, architectural design, and energy efficiency standards that are more consistent with site built homes. Fixed rate, 7/1, and 10/1 ARMs available. HomeReady with MH Advantage is available subject to LTV below.</p>		
LTV/CLTV	Primary Residence		Maximum Term
	Fixed rate Purchase and LCOR	95% LTV/CLTV ①	30 year
	ARM Purchase and LCOR	90% LTV/CLTV①	30 Year
	Fixed/ARM Cash out Refinance	65% LTV/CLTV②	20 Year
	HomeReady	95% LTV/CLTV ①	30 Year
	Second Home		
	Fixed rate Purchase and LCOR	90% LTV/CLTV②	30 Year
	ARM Purchase or LCOR	90% LTV/CLTV②	30 Year
	Fixed/ARM Cash out Refinance	Not Eligible②	NA
	Investment	Not Eligible②	NA
	① UHM Overlay ② Standard FNMA		
Loan Term	Up to 30 year term <= 20 year term for Cash Out Refinance		
MH Advantage Sticker	MH Advantage is open to all manufacturers. Participating manufacturers will enter into an agreement with us allowing them to attach an “MH Advantage Sticker” to the home in proximity to the home’s HUD Data Plate. The Sticker identifies the home as having been designed to accommodate the physical characteristics for an MH Advantage property. The lender will confirm the presence of the Sticker, and additional information about site improvements to the property, but is not responsible for confirming the physical characteristics of the home.		
Borrower Eligibility			
First Time Home Buyer	Not required		
Occupancy	Owner occupied and second home, only.		
Property Types			
Property Eligibility	<p>The lender must confirm the following by reviewing photographs in the appraisal report:</p> <ul style="list-style-type: none"> - The property is MH Advantage as evidenced by MH Advantage Sticker - The HUD Data Plate and HUD certification labels are present; - The presence of a driveway leading to the home (or to the garage or carport, if one is present); and - The presence of a sidewalk connecting either the driveway, or a detached garage or carport. <p>Must be multi-width. No single wide units permitted. Home must be 100% complete. CTP and repair escrows not permitted. UHM is not accepting manufactured home condominiums. Land contract conversions are not acceptable</p>		
Processing			
Affixation & Surrender of Title	All affixation and surrender of title requirements apply as for any other manufactured home.		

Title Insurance	ALTA Endorsement 7, 7.1, or 7.2 or any other endorsement required in the applicable jurisdiction for MH to be treated as real property must be included in the file.
HVCC	
Appraisal	Manufactured Home Appraisal Report (1004C), and Completion Report (1004D), if applicable
Underwriting Requirements	
AUS/ Manual Underwriting	Lenders must use DU to underwrite. The "Manufactured Home: MH Advantage" Subject Property Type must be used (even if the property is in a project).
Min Credit Score:	All borrowers must have a credit score. Middle score minimum of 640.
MI Coverage	MH Advantage loans are subject to standard mortgage insurance coverage requirements; the deeper coverage required for manufactured homes does not apply. FRM only, term <=20 years 80.01–85% = 6% 85.01–90% = 12% 90.01–95% = 25% 95.01- 97% = 35% ARM any term; or FRM >20 years 80.01 - 85% = 12% 85.01 - 90%= 25% 90.01 - 95 = 30% 95.01 - 97% = 35% Loans with Private Mortgage Insurance that include Borrowers with credit scores <=660 in addition to an LTV >85% require a non-delegated review by the Mortgage Insurance Company
DTI	As approved by DU
Appraisal Requirements	Minimum of 2 similar MH comparable sales; third comparable may be site built or modular home. The Manufactured Home Appraisal Report (1004C) or Appraisal Completion Report (1004D) must include photos of the MH Advantage Sticker, HUD Data Plate, HUD Certification Labels, and the site showing all driveways, sidewalks, and detached structures located on the site. Lender must review the appraisal photos to confirm MH Advantage eligibility. https://www.fanniemae.com/content/fact_sheet/mh-advantage-appraisal-requirements.pdf
UHM Fannie Mae Overlays	Follow all UHM Fannie Mae overlays with the exception that the maximum LTV/CLTV
Secondary and Fees	
Origination and Discount Fee	Standard UHM fee template
Closing Requirements	
Closing forms	Standard
Mortgagee clause	Based on primary program requirements
Delivery/Post-Closing Requirements	
Delivery method	A new Special Feature Code (SFC) 859 is required at delivery in addition to SFC 235. MH Advantage loans are delivered using: - ConstructionMethodType (Sort ID 51): "Manufactured" - ManufacturedHomeWidthType (Sort ID 33): "MultiWide" or "SingleWide" - If the property is located in a condo, co-op, or PUD, the related project data points are also required
Delivery Steps	Standard UHM process