



Fannie Mae

THE NEW ERA OF Manufactured Housing

Today's manufactured homes (MH) can help you address borrowers' evolving needs, provide a growing business opportunity, and bridge the gap in affordable housing supply.

What types of MH financing are available?



Standard MH

Fannie Mae purchases mortgages secured by manufactured housing titled as real estate using our Standard MH underwriting guidelines.

Single-width manufactured homes are now eligible for Standard MH financing.



Other solutions

MH ADVANTAGE®

Budget-friendly financing for manufactured homes with site-build features.

CONSTRUCTION-TO-PERMANENT LOAN

Flexible financing for MH that converts from a construction loan to a traditional mortgage.

Ideal MH borrowers are:



People who can't afford a large down payment.



Borrowers who want modern amenities on a budget.



Aspiring homebuyers in high-cost or rural areas.

Cost to build: **MH \$57/sqft**
vs. site-built \$119/sqft*

An estimated **22 million** Americans live in manufactured homes.*



Open the door to prospective homebuyers who may not think homeownership is an option.



MH financing is **FLEXIBLE**

Borrowers can choose from 20-year or 30-year terms, and fixed- or adjustable-rate mortgages.



...and **COST-EFFECTIVE**

Borrowers can save more with cancelable mortgage insurance once they reach 20% equity.



DID YOU KNOW?

Land equity can count toward down payment for MH.**

Discover new opportunities for your borrowers and business.

- > Review new MH resources
- > Reach a new set of borrowers
- > Deliver more value to your customers

Explore MH information and insights at
FannieMae.com/MHFinancing

*U.S. Census Bureau: Cost & Size Comparison: New Manufactured Homes and New Single-Family Site-Built Homes 2014-2019

**Delivering Manufactured Housing Loans to Fannie Mae FAQs