



Fannie Mae

MH Advantage[®]

Help borrowers get the home features they want at a price they can afford

With a shortage of affordable, site-built homes in many parts of the country, manufactured housing (MH) may be a good solution for your aspiring homebuyers. MH Advantage is a new homeownership option that offers innovative and affordable financing on specially designated MH homes that feature site-built characteristics.



Affordable MH financing

Qualifying borrowers can finance up to 97% LTV. When combined with a HomeReady[®] mortgage, borrowers can fund their down payment through multiple sources and save more through reduced mortgage insurance coverage.



Reach more borrowers

A diverse selection of aesthetic features and layouts gives families an opportunity to live in a home that matches their style. Conventional financing for MH means opening the door to prospective homebuyers who may not think homeownership is an option.



Create partnerships

Straightforward underwriting and origination processes give you time to focus on strengthening your relationships with participating manufacturers and MH retailers in your area.

A familiar origination process makes MH lending easy

An MH Advantage sticker will be affixed by the manufacturer to homes that meet MH Advantage eligibility criteria, for easy identification by lenders and appraisers.

MH Advantage 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.

Lenders can underwrite MH Advantage loans through Desktop Underwriter® (DU®), and EarlyCheck™ will accept submissions of MH Advantage loans and will validate the data via a new set of MH Advantage edits. Whole loans can be delivered, or in MBS with pool issue dates, on or after June 5, 2018.

The sales price of the manufactured home may include bona fide and documented transportation, site preparation, and dwelling installation at the site. A separate construction loan is not necessary.



Frequently asked questions

What makes a property eligible for MH Advantage financing?

MH Advantage is manufactured housing that is built to meet construction, architectural design, and energy efficiency standards that are more consistent with site-built homes.

Examples of the physical characteristics for MH Advantage include:

- Specific architectural and aesthetic features, such as distinctive roof treatments (eaves and higher pitch roofline)
- Lower profile foundation, garages or carports, porches, and dormers
- Construction elements, including durability features like durable siding materials
- Energy efficiency standards (minimum energy ratings apply)

How is MH Advantage different from Fannie Mae's standard MH loan?

MH Advantage may only be used to finance manufactured homes that have the MH Advantage sticker. Loans secured by MH Advantage properties feature a number of flexibilities compared with standard MH, including:

- Higher loan-to-value (LTV) ratios, up to 97%
- Waived standard MH 0.50% loan-level price adjustment (LLPA)
- Reduced MI coverage required for fixed-rate terms ≤ 20 years

Can MH Advantage be combined with HomeReady mortgage?

Yes. Borrowers can enjoy added flexibility, such as funding their down payment through multiple sources (such as gifts, grants, and Community Seconds®).

For more information, visit [FannieMae.com/MHFinancing](https://www.FannieMae.com/MHFinancing)



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