



## VA Standard and High Balance Manufactured Home Checklist

Date:

Borrower Name:

Loan Number:

Underwriter:

### PART 1: VA Requirements:

Permanently affixed manufactured home loans can be made for purchases and refinances. Loan specifications and treatment of these loans are virtually the same as for any other VA-guaranteed home loans from a loan processing standpoint, (including loan amount calculation, which is the same as for stick built).

The following eligibility requirements and minimum property requirements (MPRs) must be met for all manufactured homes.

✓	Requirements
	<p>The manufactured home must be built in compliance with</p> <ul style="list-style-type: none"> <li>• the Federal Manufactured Home Construction and Safety Standards that were established June 15, 1976, as amended and in force at the time the home is manufactured; and</li> <li>• Additional requirements that appear in HUD regulations at 24 C.F.R. Part 3280.</li> </ul> <p>The HUD Data Plate/Compliance Certificate is a paper document located on the interior of the subject property that contains, among other things, the manufacturer’s name and trade/model number. The HUD Certification Label, sometimes referred to as a HUD “seal” or “tag,” is a metal plate located on the exterior of each section of the home.</p> <p>As an alternative to the original HUD Certification Label, the lender may be able to obtain a verification letter with the same information contained on the HUD Certification Label from the Institute for Building Technology and Safety (IBTS). A duplicate HUD Data Plate/Compliance Certificate may be available from IBTS or by contacting the In-Plant Primary Inspection Agency (IPIA) or the manufacturer. (A list of IPIA offices is posted on HUD’s website.)</p>
	The manufactured home must be permanently affixed to the foundation
	The manufactured home must be classified and subject to taxation as real estate
	The manufactured home must be a one-unit dwelling unit that is legally classified as real property.
	The manufactured home must be existing construction
	Must substantially conform with VA Minimum Property Requirements (MPRs)
	Conform to applicable building code and zoning requirements for real estate.

	Manufactured Home PUD and Condos must be detached only
	Single-width manufactured homes are not allowed
	<p>Must meet the MPR-related requirements for existing construction manufactured homes:</p> <ul style="list-style-type: none"> <li>• The site, manufactured home unit, and other on-site improvements (e.g. private well and septic, utilities, etc.) must meet VA MPRs for existing construction.</li> <li>• The manufactured home unit must be properly attached to a permanent foundation system which is constructed to withstand both supporting loads and wind-overturning loads, and is acceptable to the State or local building authority.</li> </ul>
	If the VA fee appraiser has reasonable doubts as to the acceptability of the foundation system where there are no local requirements, a statement from a registered professional engineer is required.
	Foundation must fully completed, and the manufactured housing unit must be permanently affixed
	Manufactured home must be titled as real estate at closing; properties in conversion from chattel to real estate are not permitted.
	Manufactured home cannot have been installed or occupied previously at any other site or location. The home may only have moved from the manufacturer's or dealer's lot to the current site of the home.
	Manufactured Home must have 30-year remaining economic life

### PART 2: PRMG Requirements:

PRMG has some additional specific requirements, see Product Profile for most recent requirements.

✓	Requirements
	Wholesale: minimum 640 credit score required with a maximum DTI of 45%. AUS approval required.
	Retail: minimum 620 credit score required with a maximum DTI of 50%. Manual underwriting is allowed when allowed by product profile. Follow VA and VA Product Profile guidelines for manual underwriting requirements. 0x30x12 mortgage history required
	AUS Approval Required
	Fixed rate and 5/1 ARMs only

	Non-traditional credit not allowed
	Owner Occupied only
	LTV/CLTV and Transaction Type Restrictions, see Product Profile
	The real estate agent (listing/selling/buyer) for the subject property may not act as the loan officer/broker for the borrowers purchasing the same subject property.
	Second review/signature by a Corporate Underwriter or Operations Manager of the property is required
	IRS Form 4506-T must be processed and income validated for the required number of years for the type of income used for qualification when required, (no stamped tax returns)
	No paying off debt to qualify allowed
	No secondary financing/down payment assistance on purchases (LTV must equal CLTV)
	No Mortgage Interest Differential payment income allowed
	No West Virginia or Rhode Island properties
	In general, max two acres allowed, but up to five acres allowed only if appraisal reflects no more than 40% land value
	Manufactured home must be permanently affixed to the foundation on site for more than 12 months unless: (1) The borrower is the second purchaser of the property; OR (2) the seller is not the builder-contractor or manufactured housing dealer who installed MH unit on site