

More Affordable Paths to Homeownership with Manufactured Homes

Virginia Housing is expanding financing opportunities for manufactured homes, giving lenders more ways to say "yes" to borrowers.



Why Manufactured Homes?

Manufactured homes offer an affordable, high-quality path to homeownership. With Virginia Housing, you can provide your borrowers financing options that make this dream even more attainable.

Highlights

- Single-wide units are now eligible in addition to double-wide units for Conventional, FHA, VA and RHS following GSE, insurer, and/or guarantor requirements.
- There is no pricing difference for manufactured housing compared to site built housing.
- Virginia Housing's DPA Grant, CCA Grant, and Plus Second Mortgage are eligible for manufactured housing based on the first mortgage criteria.

Available First Mortgage Programs

- Conventional Bond and non-bond

- Fannie Mae's MH Advantage & Freddie Mac's CHOICEHome up to 97%
- Standard manufactured housing may be eligible up to 95% LTV / CLTV on an exception basis. Contact Virginia Housing for details.
- FHA Bond and non-bond
- VA Bond and non-bond
- RHS Bond and non-bond

Reminders

- Manufactured homes must be set on a permanent foundation to qualify for Virginia Housing financing.
- Evidence is required that the title has been surrendered to DMV so the home is classified as real property.

Need more info? Review Virginia Housing's Program Guidelines or Origination Guide.

Program Guidelines

Origination Guide

Questions? Do you have questions or scenarios to run by us? Contact your Business Development Officer - we are here to help!

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Northern Virginia

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We believe in the power of home to grow thriving communities across Virginia, and we thank you for being part of our mission for over 50 years.

Stay connected and in the know



The information contained herein (including but not limited to any description of Virginia Housing and its lending programs and products, eligibility criteria, interest rates, fees and all other loan terms) is subject to change without notice.



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