

# FANNIE MAE MH ADVANTAGE™

A more conventional financing option for selected manufactured housing (MH).



## MORE ABOUT FANNIE MAE MH ADVANTAGE MORTGAGES

As affordable starter homes have become scarcer and more likely to be in need of repair and renovation, manufactured housing is an increasingly appealing option. Today's manufactured homes offer a high level of quality and customization, and unlike in the past, some of these homes are now eligible for more conventional mortgages such as Fannie Mae MH Advantage.

### ELIGIBLE PROPERTY TYPES

MH Advantage covers manufactured housing that is built to meet standards similar to site-built homes. Homes that meet MH Advantage criteria can be identified by a sticker affixed to the home by the manufacturer.

Here are some examples of physical characteristics of MH Advantage-eligible homes:

- Specific architectural and aesthetic features, such as distinctive roof treatments (eaves and higher pitch roofline)
- Lower profile foundation, garages or carports, porches, and dormers
- Interiors that feature drywall, and kitchens and bathrooms with upgraded cabinets
- Exteriors that feature durable siding materials
- Energy efficiency standards (minimum energy ratings apply)

### HIGHLIGHTS

- Affordable financing — qualified buyers can borrow up to 97% LTV
- Fully amortizing fixed-rate loans with terms up to 30 years available
- Standard mortgage insurance requirements
- Standard MH 0.50% loan-level price adjustment (LLPA) is waived
- Can be combined with Fannie Mae HomeReady™ and other Fannie Mae mortgages

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TO LEARN MORE!**