

# MANUFACTURED HOUSING

Affordable home ownership opportunities

# TABLE OF CONTENTS

- 3 What is Manufactured Housing?
- 4 Types of Manufactured Housing Options
- 5 Location Options
- 6 Manufactured Benefits
- 7 Manufactured Housing Financing
- 8 Getting Started



# WHAT IS A MANUFACTURED HOME?

A manufactured home is one that is built off site in a factory and then transported to the homesite in one or more units. For those who want affordable real estate, a manufactured home can be a great option.

People are often surprised when they see just what is possible in today's manufactured homes. Manufactured homes come in a stunning variety of architectural styles, sizes, and layouts. They can include high end materials and features such as granite or marble countertops, spa style bathrooms, and custom fireplaces.

Because they tend to be more affordable when compared to traditional stick built homes, manufactured homes can open up home buying options. For many, a manufactured home means it's possible to become a homeowner without taking on more debt and expenses than would be manageable. For others it allows them to realize the dream of buying a vacation property at the beach, the lake, in the mountains, or some other desirable location.

Read on to learn more about buying, financing, and living in a manufactured home!



# TYPES OF MANUFACTURED HOMES

## SINGLE WIDTH MANUFACTURED HOME

A single wide manufactured home is a home that is prefabricated, meaning it is built off site and then transported to the property site, and is 18 feet or fewer wide and 90 feet or fewer long. It is towed to the site as a single unit.



## MULTIWIDTH

A double wide manufactured home is a prefabricated home that is typically at least 20 feet wide and no more than 90 feet long. Generally, a double wide is constructed in two separate units within a factory environment. The two units are then hauled to the site and joined together. However, these homes can also come in triple wide and quadruple wide variations.

## MANUFACTURED HOME

“Manufactured” is another term for manufactured home, and refers to a house that has been constructed off site, generally in a large factory, and is then towed to the homesite. Manufactured homes can be one unit, single wide, or two units, double wide, triple wide and quadruple wide as outlined previously.

## MODULAR HOMES

Modular homes are often confused with manufactured homes, but are in fact considered stick built homes. They are prefabricated in a factory or other off site facility, and then transported in one or more sections to the home site where it is assembled and finished in place.

# LOCATION OPTIONS

Just as there are several different types of manufactured homes there are also options when it comes to homesites for manufactured homes.

## **MANUFACTURED HOME PARK\***

A community of manufactured homes where the home owners rent the land on which their manufactured homes sit.

## **OWNED LAND**

A lot or piece of property that is also owned by the home owner, on which they've placed their manufactured home.

Some communities and neighborhoods have restrictions concerning manufactured homes so it's important to do some research before buying land. You want to be sure you won't be prevented from using the property as you intended.

\*Manufactured home financing options may be more limited when just the home is owned, and not the homesite.



# MANUFACTURED BENEFITS

Manufactured homes are well known for being affordable, though cost is far from the only perk of owning a manufactured home.

## HIGH QUALITY STANDARDS

Any manufactured home constructed after June 15, 1976 must be done so according to the building code laid out in the National Manufactured Housing Construction and Safety Standards Act of 1974.

This ensures that requirements are met for the performance and safety of the home in a wide range of areas including:

- structural design
- heating and air conditioning
- plumbing
- thermal and electrical systems
- energy efficiency
- fire safety

## ENVIRONMENTALLY FRIENDLY

Owning a manufactured home can be a great way to reduce your negative environmental impact on our planet. Because these homes tend to be smaller in size they take fewer materials to build and are more efficient to heat and cool. Newer homes have many energy

saving features which significantly lower their carbon footprints. The manufacturing process is also designed to be extremely efficient, resulting in little waste.

## RELIABLE BUILDING PROCESS

Weighing the options of building a new home or buying a newly constructed manufactured home? Talk to anyone who has recently built a new construction home and you're likely to hear lots of stories of weather delays, contractor delays, material delays, and the list goes on. Manufactured homes are built in a controlled environment eliminating many of the variables that can easily cause setbacks and delays.

## AFFORDABLE REAL ESTATE INVESTMENT

Owning a lot with a manufactured home on it can be an excellent way to invest in real estate without paying the high cost of a stick built home. As with any investment there is no guarantee that values will increase over any specific period of time, but historically real estate prices have gone up over time.

# MANUFACTURED HOME FINANCING

Home buyers often worry that financing will be tougher to come by should they purchase a manufactured home. Thankfully there are some excellent manufactured home mortgage programs available. A specialty FHA loan designed just for manufactured home lending can be a great option when financing both the home and the land it sits on. Even better you don't have to have perfect credit to be eligible!

## **Some of the requirements of this program include:**

- The home must be a minimum of 400 square feet in size.
- The home must have been built after June 15, 1976, and in accordance with the Federal Manufactured Home Construction and Safety Standards (there will be a certification label affixed to the home to signify this.)
- The loan must cover both the home and the land that it sits on.
- The home must be on a permanent foundation and cannot be located in a flood zone.
- The borrowers' credit scores must be a minimum of 620 to qualify.



# GET STARTED

If after evaluating all the information you determine that the time is right to buy a home it's essential to have a plan. Here are some steps to take to get started.

## 1. Get preapproved for a manufactured home loan.

This will help you learn how much you may qualify to borrow.

## 2. Come up with a home buying budget.

Consider the down payment, closing costs, monthly mortgage payment, insurance, utilities, and any other expenses. You'll likely find you can comfortably afford a home that costs less than you are preapproved for.

## 3. Make your wish list.

Come up with the qualities you would love to have in your new manufactured home.

## 4. Start looking at homes.

This is where the fun really starts! Look at manufactured houses currently for sale, and potentially newly constructed manufactured homes as well, and get ready to find your new home!

