

MANUFACTURED HOUSING

Affordable homeownership opportunities

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WHAT IS A MANUFACTURED HOME?

A manufactured, or mobile, 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 mobile 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

MANUFACTURED HOME

The term "manufactured home" refers to a house that has been constructed off-site, generally in a factory, and is then towed to the homesite. Manufactured homes can be one unit (single wide), or multiwidth (double, triple and quadruple wide).

SINGLE WIDTH MANUFACTURED HOME

A single wide manufactured home is prefabricated (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 MANUFACTURED HOME

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. The two units are then towed to the site and joined together. Multiwidth are also available as triple wide and quadruple wide.

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, then transported in one or more sections to the homesite where they are 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 homes sit.

OWNED LAND

A lot or piece of property that is also owned by the homeowner, 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. This way you can feel confident you won't be prevented from using the property as you intended.

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



BENEFITS OF MANUFACTURED HOMES

Manufactured homes are well known for being affordable, though cost is far from the only perk.

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 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

New home construction is notorious for 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 ELIGIBILITY

Homebuyers 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!

ELIGIBILITY REQUIREMENTS INCLUDE:

- **MINIMUM SIZE** - Some programs specify a minimum square footage. For example, 400 square feet for FHA or 600 square feet for Fannie Mae.
- **YEAR CONSTRUCTED** - Federal Manufactured Home Construction and Safety Standards must be met for any manufactured home built after June 15, 1976, and homes manufactured prior to this date are ineligible for most mortgage programs.
- **FOUNDATION** - In order to qualify for residential financing mobile homes can't truly be mobile. Programs generally require location on a permanent foundation and chassis.
- **LOT** - Manufactured homes must typically be located on owned land rather than a leased lot or space in a mobile home park to be eligible for a real estate loan. The cost of the land can be financed as well.



GET STARTED

If you determine the time is right to purchase a manufactured home, it's essential to have a plan. Here are some steps you can 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. ESTABLISH A 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 the amount for which you are preapproved.

3. MAKE YOUR WISH LIST

Think of the features you would love to have in your new manufactured home.

4. START LOOKING AT HOMES

This is where the fun really begins! Look at manufactured houses currently for sale, and options to construct a new manufactured home as well, and get ready to find your new home!

