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American Financial Resources, Inc.

Attention: AFR Lending Partners

Topics in this edition of The AFR 411 include:

- **FHA - Handrails**
- **Conventional Financing - Manufactured Housing REMINDER**

This 411 supersedes the current guidelines outlined in the applicable Program Matrices. All updated guidelines will be highlighted and the matrices will show a revised date once they have been modified.

FHA Transactions - Handrails

Effective immediately, when an appraisal on a property is missing handrails on interior or exterior stairs, porches, and/or decks, and there are 3 or more stairs <u>or</u> stairs exceeding 18 inches, and the appraiser did not make the appraisal report subject to that repair, the appraiser must make a specific comment that states, "Stairs and railings meet HUD's minimum property requirements and are not a safety issue." **Note:** AFR Underwriter has the discretion after full review of the appraisal report for final determination if the requirement of handrails is required.

Conventional Financing – Manufactured Housing REMINDER

Please refer to the chart below for what documentation is needed when the HUD Data Plate and/or HUD Tags are missing on a manufactured house for Fannie Mae and Freddie Mac financing.

When this is missing….	The following is required…
Interior HUD Data Plate/Compliance Certificate	A duplicate HUD Data Plate/Compliance Certificate May be available: • Obtaining a Manufactured Home Performance Verification Certificate from the Institute for Building Technology (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.)
Exterior HUD Certification Label "HUD Tags"	Institute for Building Technology and Safety (IBTS) Verification Letter
Both Interior HUD Data Plate/Compliance Certification and Exterior HUD Certification Label	A duplicate HUD Data Plate/Compliance Certificate and Institute for Building Technology and Safety (IBTS) Verification Letter