

Plaza Home Mortgage® Manufactured Housing Programs



	Conventional	FHA	VA	USDA
Loan Purpose	Purchase, Rate/Term, Cash-Out	Purchase, Rate/Term, Cash-out	Purchase, Rate/Term, Cash-out	Purchase, Rate/Term
Occupancy	Primary Residence 2 nd Home (multi-wide only)	Primary Residence	Primary Residence	Primary Residence
Max LTV/CLTV	95%	Purchase – 96.5% Rate/Term – 97.75%	100%	100%
Down Payment	5%	3.5% (min 580 FICO) 10% (min 550 FICO)	0 down	0 down
Minimum FICO	Per DU®/LPA®	550	550	600
Single-Wide, Multi-Wide	Both allowed Cash-out Refi must be multi-wide	Both allowed Cash-out Refi must be multi-wide	Both allowed Cash-out Refi must be multi-wide	Both allowed
Max Age of Home	Single-wide and Multi-wide: >= June 15, 1976	Single-wide and Multi-wide: >= June 15, 1976	Single-wide: <= 10 yrs from note date Multi-wide: >= June 15, 1976	Purchase (non-Pilot states): New Purchase (Pilot states): January 1, 2006 Pilot states: CO, IA, LA, MI, MS, MT, NV, NH, NY, ND, OH, OR, PA, SD, TN, TX, UT, VT, VA, WA, WV, WS, WY
Manufactured Condos	Requires PERS approval (regardless of AUS)	Not allowed	Must be VA approved	Not allowed
Underwriting	DU or LPA	DU, LPA or FHA Total Scorecard	DU or LPA	GUS
Min Square Footage	Minimum 12 feet wide, 400 sq. ft	Minimum 12 feet wide, 400 sq. feet	Minimum 12 feet wide, 400 sq. feet (single-wide), 700 sq. feet (multi-wide)	Minimum 12 feet wide, 400 sq. feet
Renovation Eligible	Yes (HomeStyle only)	Yes	Yes	No
Temporary Buydowns	Allowed (AUS must be DU)	Allowed	Allowed	Allowed

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