

Manufactured Home Project Review Guide

Manufactured homes in condominium and planned unit development (PUD) projects often require some type of project review. This guide will help you determine the type of review required for a project and provide additional delivery information.

Project Type	Waiver of Project Review	Lender Full Review (without CPM™)	Standard PERS	Streamline PERS	Project Type Delivery Code	Special Feature Code
Condominiums						
New condo consisting of any single-width and/or multi-width units, including projects subject to a community land trust, deed restriction, ground lease, or shared equity arrangements			X		T	235 – Manufactured Home Plus: 791 for Single-width, or 859 for MH Advantage If applicable: <ul style="list-style-type: none"> • 54 - Community Land Trust • 630 - Resale Restrictions Terminate at Foreclosure • 631 - Resale Restrictions Survive at Foreclosure
Established condo consisting of any single-width MH units not subject to a community land trust, deed restriction, ground lease, or shared equity arrangements				X	T	235 – Manufactured Home Plus: 791 for Single-width
Established condo consisting of any single-width and/or multi-width units subject to a community land trust, deed restriction, ground lease, or shared equity arrangements				X	T	235 – Manufactured Home Plus: 791 for Single-width, or 859 for MH Advantage If applicable: <ul style="list-style-type: none"> • 54 - Community Land Trust • 630 - Resale Restrictions Terminate at Foreclosure



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						<ul style="list-style-type: none"> 631 - Resale Restrictions Survive at Foreclosure
Established condo consisting of multi-width units (no single-width) not subject to a community land trust, deed restriction, ground lease, or shared equity arrangements		X			S	235 – Manufactured Home Plus: 859 for MH Advantage
PUD						
New PUD consisting of any single-width and/or multi-width units subject to a community land trust, deed restriction, ground lease, or shared equity			X		T	235 – Manufactured Home Plus: 791 for Single-width, or 859 for MH Advantage If applicable: <ul style="list-style-type: none"> 54 - Community Land Trust 630 - Resale Restrictions Terminate at Foreclosure 631 - Resale Restrictions Survive at Foreclosure
Established PUD consisting of any single-width and/or multi-width units subject to a community land trust, deed restriction, ground lease, or shared equity arrangements				X	T	235 – Manufactured Home Plus: 791 for Single-width, or 859 for MH Advantage If applicable: <ul style="list-style-type: none"> 54 - Community Land Trust 630 - Resale Restrictions Terminate at Foreclosure 631 - Resale Restrictions Survive at Foreclosure



Project Type	Waiver of Project Review	Lender Full Review (without CPM™)	Standard PERS	Streamline PERS	Project Type Delivery Code	Special Feature Code
New or established PUD consisting of single-width MH and/or multi-width MH units not subject to a community land trust, deed restriction, ground lease, or shared equity arrangements	X				E - established F - new	235 - Manufactured Home Plus: 791 for Single-width, or 859 for MH Advantage
Fannie Mae to Fannie Mae LCOR for new and established PUD projects consisting of single-width and/or multi-width units not subject to a community land trust, deed restriction, ground lease, or shared equity arrangements	X				E – established F – new	235 – Manufactured Home Plus: 791 for Single-width, or 859 for MH Advantage

Notes:

- Refer to the *Selling Guide*, [B4-2.1-01](#), General Information on Project Standards -Project Types, for information on determining if a condo project is new or established.
- Refer to the *Selling Guide*, [B4-2.3-01](#), Eligibility for Units in PUD Projects, for information on determining if a PUD project is new or established.
- When reviewed through the PERS process, condo and PUD projects consisting of manufactures homes will be added to Condo Project Manager™ (CPM™) with the review status. Verify if the manufactured home project under consideration has already been decided in CPM before submitting to PERS.
- Waiver of project review and limited reviews are not allowed for manufactured homes in condo projects as outlined in the *Selling Guide*, [B4-2.1-02](#), Waiver of Project Review or as outlined in the *Selling Guide*, [B4-2.2-01](#), Limited Review.
- Fannie Mae to Fannie Mae LCOR that does not meet the criteria listed in the table above is not eligible for a Waiver of Project Review and must be reviewed based on the applicable manufactured home project review requirements.
- Manufactured homes located in a condo or PUD projects must comply with manufactured home requirements in *Selling Guide*, [B2-3-02](#), Special Property Eligibility and Underwriting Considerations: Factory Built Housing, [B4-1.4-01](#), Factory Built Housing: Manufactured Housing, [B4-1.4-02](#), Factory-Built Housing: Modular, Prefabricated, Panelized or Sectional Housing, *Selling Guide*, Chapter [B5-2](#), Manufactured Housing and the condo or PUD requirements and warranties outlined in *Selling Guide*, Chapter [B4-2](#), [Project Standards](#).
- Loans secured by manufactured homes in co-op projects are not eligible for sale to Fannie Mae.
- Manufactured homes located on individual lots (not located in a condo or PUD) do not require project review, including Community Land Trust (CLT), but must meet all other manufactured home requirements. Refer to the *Selling Guide*, [B4-1.4-01](#), Factory-Built Housing: Manufactured Housing, [B4-1.4-02](#), Factory-Built Housing: Modular, Prefabricated, Panelized or Sectional Housing, *Selling Guide*, Chapter [B5-2](#), Manufactured Housing and *Selling Guide*, [B5-5.3](#), Shared Equity Transactions.
- Manufactured homes located on individual lots subject to ground lease are not eligible for sale to Fannie Mae as outlined in the *Selling Guide*, [B5-2-02](#), Manufactured Housing Loan Eligibility.



Additional Resources:

- [Manufactured Housing Financing](#)
- [Delivering Manufactured Housing Loans to Fannie Mae - FAQs](#)
- [Manufactured Housing Product Matrix](#)
- [Getting Started with the Project Eligibility Review Service](#)
- [Project Eligibility Review Service \(PERS\) Overview](#)
- [Condo Project Manager Quick Start Guide](#)