



Fannie Mae®



An innovative advantage for builders, developers, and homebuyers



Incorporate manufactured homes into your next subdivision model

With features and aesthetics comparable to site-built homes, MH Advantage® qualified homes can deliver incremental business growth for builders and developers, while offering urban and suburban homebuyers a new, affordable path to ownership.

Cost-saving advantage

A recent research study determined the hard cost for construction, site preparation, delivery, and installation of a new manufactured home ranged from \$70 to \$120* per square foot depending on the market.

If your hard costs are above that threshold, MH Advantage eligible homes in the next delivery model could help you generate substantial savings, which will allow you to increase your profit margins and offset higher land costs.

Faster speed to market

Since manufactured homes are built in a controlled environment, they are not impacted by weather delays, and material or labor shortages. With the faster time to market, builders and developers can meet growing demand for housing while increasing their sales velocity.

Attractive financing

Homebuyers can enjoy the same conventional mortgage loan terms they'd expect from a traditional site-built home mortgage: down payment as low as 3%, a lower interest rate, and reduced mortgage insurance compared to traditional manufactured housing.

*Data analysis based on research study conducted by Fannie Mae and Meyers Research leveraging MetroStudy Research data.

The ins and outs of an MH Advantage qualified home



The look families love

With steep-pitch roofs and low-profile foundations, MH Advantage eligible homes look different from typical manufactured homes. Every qualified home has features designed to make it visually indistinguishable from a site-built home, such as a porch, dormers, or even a garage or carport.



Sturdy inside and out

The interior of each home features drywall and wood cabinetry throughout, while exterior siding options, from hardwood to stone, ensure every home is durable and built to last.



Energy-smart

Every MH Advantage home is built to meet minimum energy rating standards.

For more information about the benefits of incorporating MH Advantage eligible homes into your development plans, please send us an email at mh_notices@fanniemae.com or visit fanniemae.com/manufacturedhousing.