



Single Family Lending Program Bulletin

July 30, 2018

Program Bulletin #2018-15

To: CalHFA Approved Lenders

CalHFA Conventional Loan Programs to Allow Manufactured Housing

Effective for all reservations on or after August 20 2018, CalHFA conventional loan programs will now permit properties with manufactured homes secured on a permanent foundation under both the new Fannie Mae MH Advantage™ and the Fannie Mae Standard MH Mortgages.

Please refer to Fannie Mae’s [Manufactured Housing Product Matrix](#) and their Selling Guide [B5-2](#) and [SEL-2018-05](#) for all guidelines.

Fannie Mae MH Advantage	Fannie Mae Standard MH
Max LTV/CLTV: 97%/105%	Max LTV/CLTV: 95%/105%
Desktop Underwriter® (DU®)	
Use with Fannie Mae HFA Preferred™ only	
Select <i>MH Advantage</i> in the Subject Property Type field	Select <i>Manufactured Home</i> or <i>Manufactured Home: Condo/PUD/Co-op</i> in the Subject Property Type field
CalHFA and Lakeview ¹ overlays	
<ul style="list-style-type: none"> • Minimum credit score 660 • Singlewide manufactured homes are not eligible • Leasehold properties are not eligible • Manual underwriting is not permitted • Fannie Mae Desktop Underwriter®(DU®) Approve/Eligible only 	

CalHFA thanks you for your business and looks forward to continuing to support your affordable housing loan needs.

For questions about this bulletin, contact CalHFA Single Family Lending by phone 916.326.8033 or by email at SFLending@calhfa.ca.gov. In addition, you can always visit CalHFA’s website at: www.calhfa.ca.gov or Single Family Lending directly at www.calhfa.ca.gov/homeownership.

¹CalHFA’s master servicer