

## MANUFACTURED HOUSING INFORMATION

The Maryland Mortgage Program announced in December 2020 (<https://mmp.maryland.gov/Lenders/Directives/Directive2020-21.pdf>) that manufactured housing would be an acceptable property type.

The Maryland Mortgage Program doesn't have any overlays for manufactured housing; we align with US Bank and the insurer. Our usual requirements still apply.

However, we've learned that Manufactured Housing can be a problematic type for agency approval. For US Bank, and the MI companies, a standard underwriting requirement is the approved/recorded MVA form VR-451. Just submitting the form is insufficient; it must have been approved or the lender will receive this condition:

*Defi Example: Defi Group: Manufactured Housing. Defi Descript: MANUFACTURED HOME: TITLE SURRENDER: Please provide a confirmation from the Maryland Motor Vehicle Administration that Conversion to real property is complete. NOTE: Form VR-451, Affidavit Manufactured Home Converted to Real Property is not acceptable.*

The documentation that validates the conversion of the manufactured home to real property seems to be the most difficult document to obtain with this property type. Without this validation, US Bank will not purchase the loan.

Here is the link to FNMA's guidance:

<https://singlefamily.fanniemae.com/media/18186/display#page=62>

Here is the link from the MDOT/MVA page:

[Affidavit Manufactured Home Converted to Real Property](#) (Form #VR-451) is to be used when a manufactured home is being converted to real property.

If you have the approved conversion documentation, then you can make the MMP reservation and then reach out to US Bank to approve that. The email address for inquiries is: [mhrequests@usbank.com](mailto:mhrequests@usbank.com), They need the MMP reservation number to look up whether that specific address can be approved.

Please direct inquiries to US Bank, the Maryland Department of Transportation, and/or the insurer.

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