



# Manufactured Homes

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*Affordable Financing  
Options For Homeownership*



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# About Us

HFC's National Construction Division is part of Home Funding Corporation, a direct lender since 1992. We are licensed in 15 states and counting and have local originators in every licensed state to serve you. With our extensive program offerings, we're quickly becoming a leading lender in affordable housing.



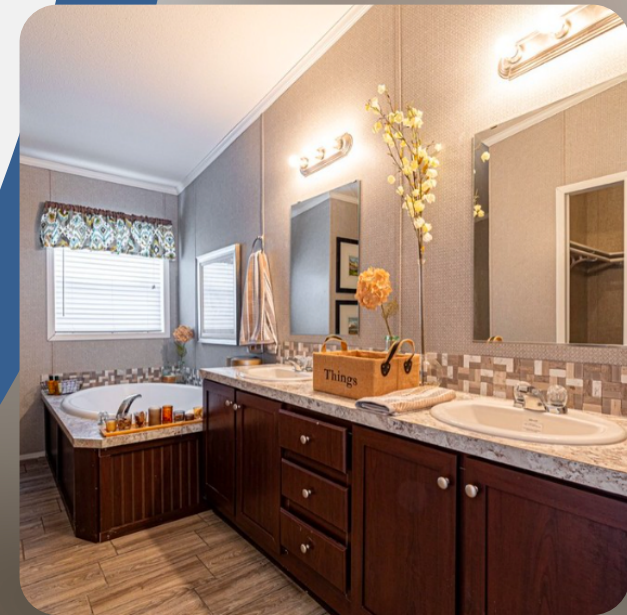
# Chattel Loans



- Down payment as low as 5%.
- **Down payment can be borrowed.**
- Loan terms up to 25 years.
- New, pre-owned or refurbished loans get same rate and terms.
- **No age restrictions on borrowers!!!**
- Credit scores as low as 640 (600 FICO score to be released by June 2023).
- Housing debt ratio to 37% and overall debt ratio to 50%.
- Primary or secondary homes.
- **24-hour or less turn times for loan approval.**
- **Spanish-speaking loan officers, coordinators, processors, underwriters, etc.**
- **Available 7 days per week pre-approvals.**
- **ITIN loans available with same terms.**
- ADU's allowed to be manufactured homes (see state restrictions).
- We fund when home delivered.

# Land In Lieu

- **Down payment as low as 5%.**
- Loan terms up to 25 years.
- **No age restrictions for borrowers.**
- No age limit on used homes with appraisals.
- Title search on land only.
- Use land as down payment with land-only appraisal.
- Credit scores as low as 640 (600 FICO score to be released by June 2023).
- Debt ratios' up to 50%.
- Up to 100% of land equity allowed.
- ITIN loans available with same terms.
- Spanish speaking loan officers, coordinators, processors, underwriters, etc.
- **24 hour or less turn times for pre-approvals.**
- **Available 7 days per week for pre-approvals.**
- We fund when home is delivered.





# One Time Construction Loans

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- **Down payments as low as ZERO** (call for details).
- Products: FHA, VA, USDA, and Conventional.
- Credit scores as low as 620 (call for details).
- Debt ratios as high as 56% (call for details).
- Down payment can be borrowed (gift letter).
- **Non occupant co-borrowers allowed.**

Eligible terms & property types:

- Multi-wide manufacturing housing & modular housing.
- Terms-15 and 30 year fully amortized fixed.

# Program Highlights



- **Borrowers pay no payments during construction (call for details).**
- No re-qualifying after construction is complete.
- Combine manufactured home, land, and all construction costs.
- **Interest rate is locked for 12 months and the interest rate at the initial funding rate is the rate for the term of the loan.**
- Property becomes real property with all tax advantages as a stick built including appreciation of home & land.
- **Interest rates much lower than home and land package.**
- Independent appraisers used on appraisals.
- **Realtor** commission generally paid in full at closing
- Liens on land paid in full at funding (before construction starts).
- Existing older manufactured homes on **land can be demolished and cost of demolition included in new loan amount.**
- 90% of loan amount advanced when home delivered.
- **Up to \$500 borrower credit given for appraisal costs when loan funds/closes.** Must have certificate at time of application with HFC.

# Contact Us

Home Funding Corp.

## National Construction Division



**(800) 308-4999 (Toll Free)**



**Operations@hf-corp.com**



**NMLS #91487**



**www.hf-corp.com**







**Thank You**



[www.hf-corp.com](http://www.hf-corp.com)

