



WHOLESALE ANNOUNCEMENT 2024-

January 25, 2024

USDA/RD

Update

Effective Date

Effective immediately

Update

Existing Manufactured Homes

- Existing Manufactured Homes are currently a prohibited loan purpose with the exception of financing an existing unit due to a transfer of an existing 502 Direct or Guarantee Loan or purchase of a Real Estate Owned (REO) property; however, under the Existing Manufactured Home Pilot UL, select states are temporarily able to utilize the USDA Guaranteed Loan Program for financing existing mobile homes as long as the mobile home meets the conditions noted below
 - The unit must have been constructed on or after January 1, 2006, in conformance with the Federal Manufactured Home Construction and Safety Standards (FMHCSS), as evidenced by an affixed Housing and Urban Development (HUD) Certification Label
 - States included in the pilot are Colorado, Iowa, Louisiana, Michigan, Mississippi, Montana, Nevada, New Hampshire, North Dakota, Ohio, Oregon, Pennsylvania, South Dakota, Tennessee, Texas, Utah, Vermont, Virginia, Washington, West Virginia, Wisconsin, and Wyoming

USDA/RD Product Announcement has been posted to FCM's [**Wholesale Knowledge Center**](#)

Should you have any questions, please reach out to your Account Executive or Client Manager