



WHOLESALE ANNOUNCEMENT 2026-33

March 19, 2026

Fannie Mae Update

Effective Date

Effective during the weekend of March 21, 2026

Update:

Accessory Dwelling Units

- Desktop Underwriter (DU) will be updated to apply the updated requirements from Selling Guide Announcement SEL-2025-08 and SEL-2025-10, specifically to allow ADU income on one-unit, principal residence, purchase and limited cash-out refinance transactions, including manufactured homes; and to determine if the amount of rental income used for qualifying purposes from the ADU exceeds 30% of the borrower's total qualifying income.

Manufactured Homes

The following will be updated for lenders utilizing UAD 3.6 policy per Selling Guide Announcement SEL-2025-10:

- Expanded manufactured housing eligibility to allow two- to four-unit and multi-story manufactured homes.
- Replaced the terms "single-width" and "multi-width" with the terms "single-section" and "multi-section."

DU will be updated to reflect the terminology changes, and to include the following LTV ratios for purchase and limited cash-out refinance transactions:

MH Advantage and Standard Manufactured Housing (including HomeReady)

- MH Advantage 2- to 4-units: FRM/ARM 95% maximum LTV/CLTV/HCLTV (95% CLTV with Community Seconds loan)
- Manufactured Housing 2- to 4-units: FRM/ARM: 90% maximum LTV/CLTV/HCLTV (90% CLTV with Community Seconds loan)

MH Advantage and Standard Manufactured Housing High-Balance Mortgage Loans (including HomeReady)

- 2-unit: FRM/ARM 85% maximum LTV/CLTV/HCLTV (85% CLTV with a Community Seconds loan)
- 3- to 4-units: FRM/ARM 75% maximum LTV/CLTV/HCLTV (75% CLTV with a Community Seconds loan)

Note: Two- to four-unit MH Advantage and manufactured homes will not be permitted on principal residence cash-out refinance transactions, second homes, or investment properties.

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