

# Welcome

## Welcome MFA MANUFACTURED HOME OVERVIEW

June 18, 2024



# Reminder

In addition to double-wide manufactured homes, MFA will accept single section manufactured homes, on a permanent foundation. See Lender Memo No 2022-18 for complete details.



# MFA Requirement prior to purchase

- A copy of the Deactivated or Inactive Title.
- AND*
- A letter from the county assessor's office stating the property is (or will be) assessed as real property.
  - Both must be uploaded with the file to Idaho Housing and Finance Association (IHFA) for purchase review.
  - **Note:** a printout from the MVD showing Inactive will not suffice.

# Deactivated/Inactive Title

The requirement of obtaining the Deactivated or Inactive Title is based on the HUD guideline in Mortgagee Letter 2009-16 Manufactured Housing Policy Guidance – Property and Underwriting Eligibility (5/21/09)

# Deactivated/Inactive Title

- Excerpt from Mortgagee Letter 2009-16 (page 5)

## H. Title Issues

- All manufactured home units and land must be classified as real estate to be eligible for Title II FHA Insurance. When the land is purchased, exclusive of the manufactured housing unit, there may be two deeds, a property deed for the land and a chattel deed or motor vehicle title for the unit. FHA requires one clear title at the time of closing. Therefore, lenders must provide evidence that the title policy specifically states the manufactured home and land are classified as real estate (but need not be treated as real estate for the purposes of state taxation).

# Deactivated/Inactive/Purged Title

MFA interprets “purged title “ to be the same as “Inactive Title”

- Excerpt from Mortgagee Letter 2009-16 (page 11)

## V. Loan Closing (page 11)

- Certification of purged title of the manufactured home must be provided to evidence the manufactured home has been officially converted from chattel to real property. Once the manufactured home unit is permanently attached to land, filing a request or application to purge the manufactured home title with the appropriate state or local authority (i.e. Department of Motor Vehicle) is required. Mortgagees must comply with all state or local requirements for proper purging of the title [chattel or equivalent debt other instrument] and the subject property must be classified or taxed as real state. In short, if the original chattel deed or title is not purged, the property does not have marketable real estate title, and as a result, in the event of a foreclosure, HUD will not accept a conveyance nor pay a claim.

# Questions

# Manufactured Home Titling Refresher Training June 18<sup>th</sup>, 2024

By: Scott Florez, Owner/Founder – Title Land Consulting LLC & VP, NM  
Manager | SW Agency Services – WFG National Title Insurance Company





## THE RULES IN NEW MEXICO

### ***66-3-1. Vehicles subject to registration; exceptions.***

***A. With the exception of vehicles identified in Subsection B of this section, every motor vehicle, **manufactured home**, trailer, semitrailer and pole trailer when driven or moved upon a highway and every off-highway motor vehicle is subject to the registration and certificate of title provisions of the Motor Vehicle Code except:...***



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## THE RULES IN NEW MEXICO

**18.19.3.16 DEACTIVATION OF TITLE TO A MANUFACTURED HOME: Title issued pursuant to the provisions of the Motor Vehicle Code to a manufactured home shall be deactivated by the department when:**

- A. the person in whose name the manufactured home is titled requests in writing that the department deactivate the title;**
- B. the title is free and clear of all recorded liens and encumbrances;  
and**
- C. the valuation authority certifies to the department that, once title is deactivated, the housing structure will be taxed as real property.**

**[7/15/98; 18.19.3.16 NMAC - Rn, 18 NMAC 19.3.18, 9/14/00]**

## THE RULES IN NEW MEXICO

### D. MANUFACTURED HOMES - WHEN VALUED AS REAL PROPERTY

- (1) A manufactured home becomes a housing structure that is to be valued and taxed for property taxation purposes as real property when:**
  - (a) the valuation authority has received a request from the owner of a manufactured home that it be taxed as real property;**
  - (b) the tongue and axle have been removed from the manufactured home and the manufactured home has been affixed to a permanent foundation in accordance with Part 14.12.2 NMAC;**
  - (c) the owner of the manufactured home owns the real estate to which the manufactured home has been affixed; and**
  - (d) title to the manufactured home, issued pursuant to the provisions of the Motor Vehicle Code, is deactivated in accordance with Section 18.19.3.16 NMAC and evidence of the deactivation has been provided to the valuation authority.**



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# THE RULES IN NEW MEXICO

## **Deactivation when a Manufactured Home has been Assessed as Real Property**

### **1. Documentation must include all of the following:**

- **the county assessor's statement that the manufactured home is currently assessed as real property;**
- **a tax release from the county treasurer or assessor;**
- **a title application signed by the current owner; a lien release for any recorded lien; and**
- **(if ownership has changed) the complete, fully documented ownership history or a surety bond.**
- **If there is a recorded lien on the title, but request for release of lien (addressed to lienholder at address of record) is returned undeliverable, we can accept a copy of the request with an undeliverable return receipt.**

**Note: The title can only be issued if it is deactivated in the same transaction and issued as an inactive title; and there can be no liens on the inactive title.**



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## **Is the manufactured home titled and deactivated with MVD? What is needed for loan underwriting and issuance of the title insurance policy?**

- **Need Serial Number for the manufactured home (which is registered as the VIN number for MVD purposes)**
- **MFA requires the physical, deactivated title. The VIN must be clearly readable and the location address of the manufactured must be correct.**
- **The MVD printout is often sufficient for the title company to issuing the appropriate Manufactured Housing Endorsement. The printout must show **INACTV** and must reflect **0 Liens.****



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# CERTIFICATE OF TITLE

NEW MEXICO

NEW MEXICO

MEXICO

NEW MEXICO

MEXICO

VOID IF ALTERED

VOID IF ALTERED  
SEE VIEW ENGINE WATERMARK

VEHICLE IDENTIFICATION NUMBER <b>12J22928A</b>		TYPE OF TITLE <b>ORIGINAL</b>		TITLE NUMBER <b>1804302E1879438</b>	
ENGINE OR OTHER I.D. NUMBER <b>12J22928B</b>		PREVIOUS TITLE NUMBER AND STATE <b>ACO NM</b>		EST. REG. <b>2018</b>	DATE OF ISSUE <b>02/12/2018</b>
YEAR <b>1996</b>	MAKE <b>REDM</b>	MODEL <b>REDMAN</b>	BODY <b>DW</b>	CYLS <b>0</b>	CCW <b>0</b>
			WT/WHEELS <b>0</b>	TYPE OF FUEL <b>0</b>	LICHS <b>0</b>
REGISTRAR/OWNER (OR OWNER'S E-MAIL) <b>BASSHAM DAVID AND ASHTON R</b>				LICENSE PLATE NUMBER(S) <b>4671NHH</b>	
5400 DON LUCIANO CT SW ALBUQUERQUE NM 87121-7445			VEHICLE CLASS <b>MOBILE HOME</b>	CLASS <b>AG</b>	
FILE DATE	MANUFACT. DATE	MILEAGE & CODE <b>0</b>		FIN. SALE <b>70*28</b>	CNTY. <b>02</b>
REGISTRAR/OWNER <b>BASSHAM DAVID AND ASHTON R</b>			LOCATION OF MANUFACTURED HOME <b>5400 DON LUCIANO CT SW ALBUQUERQUE NM 87121-7445</b>		
5400 DON LUCIANO CT SW ALBUQUERQUE NM 87121-7445			REGISTRAR CODES: AM = ACTIVE VEHICLE DL = DELINQUENT, DL = DELINQUENT, IN EXCESS OF FINANCIAL LIMITS (3% FM = NOT ACTUAL) L = MILEAGE DISCREPANCY		
SECOND LIENHOLDER			NOT A TITLE NO. <b>22855715</b> <b>22855715</b>		
FILE DATE	SALE DATE	DO NOT WRITE IN THESE SPACES. IMPORTANT: THERE IS AN ADDITIONAL FEE FOR FAILURE BY REGISTRAR TO APPLY FOR TRANSFER WITHIN 30 DAYS FROM DATE OF SALE.			



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## The vehicle has an Active status

Registration Status: ACTIVE

### Vehicle Information

Body: MHW  
Vehicle Class: Mobile-Home  
Cylinders: 0  
Fuel:  
Make: REDM  
Model: REDMAN  
Model Year: 1996  
Number of Doors: 0  
VIN #: 12322928A  
Weight: 0  
Passenger Safe Quantity: 0  
Primary Color: UNK  
Secondary Color:  
Vehicle Type: MH  
Insurance Status: Exempt

### Registration Information

Plate Number: 46171MHB  
County: BERNALILLO  
DGWV: 0  
Emissions Flag: True  
Emissions Year Due: 0  
First Year Registration: 1996  
Fleet ID: 0  
NLET Plate Code: MF  
NM MVD Plate Code: MBHPLT  
Weight: 0  
Non Use:  
Plate Type: MBHPLT  
Plate Issued: 2/12/2018  
Registration Date: 2/12/2018  
Registration Expire Date:  
12/31/9999  
Registration Type: MH  
Special Plate:  
CMV Indicator: 0

### Title Information

Title Status: INACTV  
Title Number: 1804302E1879438  
Duplicate Flag: False  
Number of Liens: 0  
Odometer Code:  
Odometer Reading: 0  
Title Issue Date: 2/12/2018  
Title Only: Title and Reg  
Title Purchase Date: 2/12/2018  
Title Use: INACTV

### Mobile Homes

County: BERNALILLO  
Length: 70  
Width: 28  
Location: 5400 DON LUCIANO CT  
SW ALBUQUERQUE NM 871217445  
Plate 1: 46171MHB  
Plate 2:  
Plate 3:  
Second VIN: 12322928B



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# Where can we obtain the serial (VIN) Number for the manufactured home

- Prior Manufactured Home Title
- Data Plate
- HUD Verification Label Letter from IBTS ([www.ibts.org](http://www.ibts.org))
- Prior MSO/MCO (Manufacturer's Statement/Certificate of Origin) Copy



# Data Plate

Manufacturer Address  
SCHULT HOMES CORPORATION  
P.O. BOX 908  
BUCKEYE, AZ 85326

Plant Number 21

Date of Manufacture	HUD No.
06-23-93	A-ARZ 123849 B-ARZ 123850

Manufacturer's Serial Number and Model Unit Designation  
B257264A&B 4928-33B 49X28 3BDR 2BA

Design Approval by (D.A.P.I.A.)  
T.R. ARNOLD AND ASSOCIATES, INC.

This manufactured home is designed to comply with the federal manufactured home construction and safety standards in force at time of manufacture.  
(For additional information, consult owner's manual.)

The factory installed equipment includes:

Equipment	Manufacturer	Model Designation
For heating	COLEMAN	7956-856/E
For air cooling	G.E.	JGBS15GERSWH
For cooking	G.E.	TDX15SNS81WH
Refrigerator	RHEEM	21130T

OMPLIANCE CERTIFICATE



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# HUD Verification Label Letter

Attn: David Bassham

Subject: Verification for HUD Label Numbers PFS386644 and PFS386645

The following information is provided pursuant to authorization by HUD. According to our records, the subject HUD label numbers were attached to a home built by Redman Homes, Athens, TX, completed 04-29-1996 with serial number 12322928 and shipped to Future Homes, Albuquerque, NM.

This letter is not issued by the FHA mortgage insurance program for manufactured housing. If you are interested in learning more about FHA's mortgage insurance requirements for manufactured housing using this certification rather than a HUD label, you should contact your regional Processing and Underwriting Center at the HUD Home Ownership Center (HOC) administering the FHA mortgage insurance program in your area, or at [www.hud.gov](http://www.hud.gov).

**You will need the HUD  
Certification Label  
Numbers (aka HUD Tags):**



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## Is the manufactured home taxed as real property by the county assessor's office?

- Best evidence is a letter from the county assessor stating they are taxing the home as real property.
- **Note: Just because a manufactured home is taxed as real property does not guarantee that the manufactured home title is deactivated or the home is on a permanent foundation.**



# Sample Real Property Letter

May 17, 2021

Re: Assessing Manufactured Home as Real Property  
UPC # **100905648933410554**

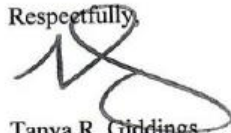
Dear Sir/Madam,

Please be advised that the manufactured home, bearing Vehicle Identification Number **010439XU** has been assessed as Real Property for tax purposes only, by the Bernalillo County Assessor's Office to the following person (s) **RAMIREZ MERIJILDO AND LINDA** on the property described as **504 FENWICK PL SW ALBUQUERQUE NM 87121** since **2002**.

**THIS LETTER IS INTENDED FOR THE PURPOSE OF INFORMING THE PROPERTY OWNER/LENDING INSTITUTION THAT THE ASSESSOR'S OFFICE HAS ASSESSED THE MANUFACTURED HOME AS REAL PROPERTY.**

If you should have any questions regarding this matter, please call the Manufactured Home Division at 505-222-3700.

Respectfully,



Tanya R. Giddings  
Bernalillo County Assessor

TRG:bg



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