



Manufactured Home Financing with MFA Down Payment Assistance

Providing homeownership financing programs for manufactured homes.



For many New Mexicans, manufactured housing can be a cost-effective way to achieve homeownership. New Mexico Mortgage Finance Authority (MFA) wholeheartedly encourages and supports the use of our homeownership programs in the financing of manufactured homes for qualified borrowers.

We are pleased to offer the same rates to buyers of manufactured homes as we do to purchasers of site-built homes.

Our programs must be used in conjunction with standard loan types, such as FHA, VA, USDA-RD, and specific conventional loan programs. Lenders must follow the underwriting guidelines of the applicable insuring agency, with respect to property and borrower eligibility.

MFA will finance most types of single-family properties, including single and multi-section manufactured homes. Lenders must ensure that the manufactured home meets the following criteria, and that sufficient documentation can be provided. Lenders must:

- Confirm that the home was delivered to its current location by a factory or dealer and was not previously moved.
- Provide the deactivated title (or a copy) marked "Inactive".
- Provide a printout from the state DMV office confirming that the title is inactive in its system.
- Provide proof from the county assessor that the land and home is, or will be, taxed together as real property.
- Ensure that the home is on a permanent foundation that meets HUD guidelines.

Quick Facts

- MFA will finance single and multi-section manufactured homes.
- Home must be on a permanent foundation and meet HUD guidelines.
- MFA does not charge higher interest rates based on property type.
- Evidence is required that the home is or will be assessed as real property by the county assessor.
- Not all MFA-approved lenders offer financing on manufactured homes.*
- Lender must adhere to all agency guidelines, including, but not limited to, obtaining an engineer's inspection, elevation certificate, and pest inspection.



*** Visit our Participating Lender Search page to identify appropriate lender options!**

