

# Newrez Announcements



## Announcement 2022-046 VA Manufactured Home and New Construction Guideline Updates June 6, 2022

### Overview

Newrez LLC "Newrez" Approved Correspondent Clients: Newrez has removed, or revised VA Manufactured Home and New Construction underwriting overlays outlined below. These changes are effective immediately for all new locked loans.

VA Manufactured Home Overlay Removals and Updates		
Topic	Current Guideline	New Guideline
<b>Units in a condo project</b>	Not permitted	<ul style="list-style-type: none"> <li>• Allow per VA requirements</li> <li>• Removed as ineligible from Product Profile and Guide</li> </ul>
<b>Units on a leasehold estate</b>	Not permitted	<ul style="list-style-type: none"> <li>• Allow per VA requirements</li> <li>• Removed as ineligible from Product Profile and Guide</li> </ul>
<b>Units located in Hawaii</b>	Not permitted	<ul style="list-style-type: none"> <li>• Allow per VA requirements</li> <li>• Removed as ineligible from Product Profile and Guide</li> </ul>
<b>Units on a property with a hobby farm</b>	Not permitted	<ul style="list-style-type: none"> <li>• Allow per VA requirements</li> <li>• Removed as ineligible from Product Profile and Guide</li> </ul>
<b>Units with a mixed-use</b>	Not permitted	<ul style="list-style-type: none"> <li>• Allow per VA requirements</li> <li>• Removed as ineligible from Product Profile and Guide</li> </ul>
<b>New Construction</b> Chapters 3B.6, 3B.7, 3B.8, 3B.9	<b>Not permitted</b>	<ul style="list-style-type: none"> <li>• New construction manufactured homes permitted per VA requirements.</li> <li>• Single-close eligible for Delegated Clients.</li> </ul>

©2022 Newrez LLC. Information in this communication is a summary and may not be complete. Refer to Newrez's Product Profiles, Newrez's Underwriting Guides, and agency guidelines for the most up-to-date information. The information contained in Newrez's Product Profiles, Newrez's Underwriting Guides, and agency guidelines is for use by real estate and mortgage professionals only and not intended for distribution to consumers or other third parties.

**VA Manufactured Home Overlay Removals and Updates**

Topic	Current Guideline	New Guideline
		<ul style="list-style-type: none"> <li>• Two-close financing eligible for Delegated and Non-Delegated Clients.</li> <li>• Evidence that motor vehicle title has been (or will be) purged or surrendered is required. The Closing agent (or title company) to confirm actions taken to assure that the manufactured home has been permanently affixed to the land and that the lien is recorded.</li> <li>• Self-built and borrower acting as own general contractor are not permitted.</li> </ul>
<p><b>3D.1 Property Types</b> 3D.1(f)(iii) Titling the Manufactured Home as Real Property</p>	<p>The loan is not eligible if the original chattel deed or motor vehicle title is not purged, and the property does not have clear marketable real estate title.</p>	<ul style="list-style-type: none"> <li>• Evidence that motor vehicle title has been (or will be) purged or surrendered is required. The closing agent (or title company) to confirm actions taken to assure that the manufactured home has been permanently affixed to the land and that the lien is recorded</li> <li>• The loan is not eligible if the original chattel deed or motor vehicle title is not purged, and the property does not have clear marketable real estate title.</li> </ul>
<p><b>Ineligible Manufactured Home Property Types</b> Chapter 3D.1(f)(vi) Ineligible Manufactured Home Property Types</p>	<p>The following are ineligible manufactured housing property types:</p> <ul style="list-style-type: none"> <li>• A manufactured home that is not titled as real estate;</li> <li>• A single-wide manufactured home with less than 600 square feet of gross living area.</li> <li>• A manufactured home located in a mobile home park;</li> <li>• A manufactured home on a leasehold estate;</li> <li>• A manufactured home with deed</li> </ul>	<p>The following are ineligible manufactured housing property types:</p> <ul style="list-style-type: none"> <li>• A manufactured home that is not titled as real estate;</li> <li>• A manufactured home that is not permanently affixed;</li> <li>• A manufactured home that was installed or occupied previously at any other site or location. The home may only have moved from the manufacturer's or</li> </ul>

VA Manufactured Home Overlay Removals and Updates		
Topic	Current Guideline	New Guideline
	restrictions; <ul style="list-style-type: none"> <li>• A manufactured home with a manufactured home ADU or storage unit;</li> <li>• A manufactured home with a mixed-use;</li> <li>• A manufactured home with subordinate financing;</li> <li>• A manufactured housing attached units located in a condo or PUD project (Non-Delegated Correspondent Client);</li> <li>• Construction-to-permanent; and</li> <li>• New construction.</li> </ul>	dealer's lot to the current site of the home; <ul style="list-style-type: none"> <li>• A single-wide manufactured home with less than 400 square feet of gross living area;</li> <li>• A manufactured home located in a mobile home park;</li> <li>• A manufactured home with a manufactured home ADU or storage unit; and</li> <li>• A manufactured home with deed restrictions.</li> </ul>

**Questions**

If you have any questions regarding any information in this announcement, please feel free to contact your regional sales manager or client manager.

[Newrezcorrespondent.com](http://Newrezcorrespondent.com)

Newrez Fort Washington Operations 877-700-4622

Newrez Fort Washington Registration Desk/NT Desks 866-396-4622

**Client Development**

We offer a comprehensive training curriculum on Newrez products and processes, to keep your staff informed of the latest developments in products, technology solutions, compliance issues and process improvements. Each of these programs is offered by our training and development staff on a monthly basis and is updated regularly to reflect recent changes in the industry.

Visit our training site at:

<https://www.Newrezcorrespondent.com/client-library/Newrez-training-calendar/>