MOBILE HOME SELF-INSURED OPTION (MHSI) – SUMMARY

MaineHousing self-insures eligible mobile home loans having a loan-to-value greater than 80% and less than or equal to 95%. Borrowers are required to pay a higher interest rate in lieu of paying mortgage insurance. Eligible property types include single-wide and double-wide mobile homes located on owned land, approved parks or privately leased lots.

Eligible Applicants
- First-time homebuyers and those who have not owned their own homes in the past 3 years. Exceptions:
  - Persons who have owned unattached mobile home on leased land
  - Honorary discharged veterans, retired military & active duty military who have owned a home within the past 3 years but have sold it prior to the MaineHousing closing

Underwriting
- Maximum debt ratios: 33% for housing (PITI)/43% for total debt to income
- Minimum credit score of 640
- Presented with strong compensating factors, MaineHousing will consider exceptions on a case-by-case basis. Underwriter must submit Underwriting Risk Assessment form HMP-54 and obtain MaineHousing’s (written) approval three days prior to closing.

Income Limits
- Household income limits apply, and vary by location and household size

Purchase Price Limits
- $200,000 for leased land, $250,000 for owned land, statewide

Seller Contributions
- Up to 3% of the Purchase Price may be used toward closing costs and prepaid expenses. Seller may not contribute to the down payment.

Property Requirements
- Single-wide and double-wide mobile homes < 20 years of age, must be permanently attached per code at the time of closing
- Must be owner occupied within 60 days of closing
- Units located in an approved park require a written lease with the same term as the mortgage
- Commercial use limit. Must not use more than 15% of the residence for trade or business. Includes total square footage of all buildings.

Terms
<table>
<thead>
<tr>
<th>Mobile Home Age</th>
<th>Loan term must equal</th>
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<tbody>
<tr>
<td>0-10 years</td>
<td>30 years</td>
</tr>
<tr>
<td>11-15 years</td>
<td>25 years</td>
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<tr>
<td>16-20 years</td>
<td>20 years</td>
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Down Payment
- 5% down payment required; 3% must be from borrowers’ own funds (even if combined with Advantage)

Advantage
- MaineHousing’s down payment and closing cost assistance option can provide $5,000 toward the cash needed for closing. Applicants choosing Advantage must take a hoMEworks approved homebuyer education class prior to closing and must make a minimum borrower contribution of 1% of the loan amount. The 1% requirement can be met within the 3% “own funds” down payment requirement, and not in addition to it. The cost of the homebuyer education class counts towards the 1%.

Purchase Plus Improvement
- Allows borrowers to add up to $35,000 to the loan amount for repairs. Note: The total of home purchase price and repairs must not exceed $250,000.

Interest Rate
- Current First Home rate except for Mobile Home Self Insured loans.

Program Option | Rate Add-on
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Mobile Home Self Insured | 1.00%