

To: CHFA Lenders

**Bulletin # 195**  
**March 10, 2021**

From: CHFA Single Family Underwriting

Subject: NEW - Mobile Manufactured Home Refinance Program

The Connecticut Housing Finance Authority is offering a new loan program for refinancing existing mobile manufactured home loans for eligible homeowners interested in lowering their monthly payments and/or their current loan interest rate.

**This new CHFA Mobile Manufactured Home Refinance Program offers eligible homeowners a first mortgage loan refinance with an interest rate of only 1.00%.**

Applicants must meet eligibility requirements to apply for a loan. Due to a limited amount of funding for this program, approval depends on the availability of funding.

Please see the attached Programs Fact Sheet which provides full program details for this new Mobile Manufactured Home Refinance Program which will be available starting **March 22, 2021**.

The Mobile Manufactured Home Loan Programs are offered in partnership with Capital for Change, Inc. (C4C), the loan origination provider and servicer of the Mobile Manufactured Home Loan Programs offered through CHFA.

*All questions regarding this Bulletin should be directed to Carolyn Christensen at (860) 571-4270 [carolyn.christensen@chfa.org](mailto:carolyn.christensen@chfa.org) or, Valencia Taft-Jackson at (860)571-4224 [valencia.taft-jackson@chfa.org](mailto:valencia.taft-jackson@chfa.org).*

## **MOBILE MANUFACTURED HOME REFINANCE PROGRAM**

**PURPOSE AND OVERVIEW:**

*The Mobile Manufactured Home Refinance Program offers mortgage loan financing for homeowners interested in refinancing a mobile manufactured home that is located in state-licensed mobile home park. Capital for Change, Inc. (C4C) is the only CHFA- Approved Lender authorized to originate loans under the Mobile Manufactured Home Loan Program products.*

PARAMETER	Eligibility Requirements
<b>LENDER ORIGINATION FEE</b>	CHFA Origination Fee will be 1.00% of the loan amount.
<b>CHFA ALLOWABLE FEES</b>	<ul style="list-style-type: none"> <li>▪ Underwriting - \$395</li> <li>▪ Processing - \$395</li> </ul>
<b>CHFA INTEREST RATE</b>	<ul style="list-style-type: none"> <li>▪ 1.00%</li> </ul>
<b>LOAN TERM (AMORTIZATION)</b>	20 - Year Term, Fixed Rate Mortgage (FRM) <i>(if home appraises for that term)</i>
<b>TARGET GEOGRAPHY</b>	State of Connecticut
<b>ELIGIBLE BORROWERS</b>	<ul style="list-style-type: none"> <li>▪ Homeowners only – must be the borrower(s) primary residence and applicants cannot own any other residential or commercial property.</li> <li>▪ Homeowners must have owned the property for a least 12 months and have made 12 consecutive on-time payments.</li> <li>▪ Homeowners with a loan interest rate of 6% or higher and a remaining term <math>\geq</math> 5 years on the loan obligation.</li> </ul>
<b>ELIGIBLE PROPERTY TYPE</b>	<ul style="list-style-type: none"> <li>▪ Mobile Manufactured Homes.</li> <li>▪ Mobile home must be affixed to the lot according to local zoning and/or park regulations, any wheels must be deflated and/or removed.</li> <li>▪ A copy of the annual renewable lease for the lot is required.</li> </ul>
<b>ELIGIBLE OCCUPANCY</b>	<ul style="list-style-type: none"> <li>▪ Owner-occupied only. <i>(investment properties/Second Home not allowed)</i></li> <li>▪ Must be located in a State of Connecticut licensed Mobile Home Park.</li> </ul>
<b>ELIGIBLE PURPOSE</b>	<ul style="list-style-type: none"> <li>▪ No Cash Out Refinance <i>(borrower/s may receive up to \$500 back for rounding loan balance amount for closing)</i></li> </ul>

<b>AUS RECOMMENDATION</b>	<ul style="list-style-type: none"> <li>Desktop Underwriter (DU) Approve/Accept recommended but is not required.</li> </ul> <p><i>Manual underwrite is acceptable following FHA guidelines.</i></p>																																																															
<b>MINIMUM CREDIT SCORE</b>	<ul style="list-style-type: none"> <li>CHFA has no requirement</li> </ul>																																																															
<b>NON-TRADITIONAL CREDIT</b>	<ul style="list-style-type: none"> <li>Must follow FHA non-traditional underwriting guidelines.</li> </ul>																																																															
<b>QUALIFYING RATIOS</b>	<ul style="list-style-type: none"> <li>Monthly Housing Expense-to-Income ratio up to a maximum of 45%.</li> </ul>																																																															
<b>MAXIMUM LTV</b>	<ul style="list-style-type: none"> <li><b>80%</b> <i>(not eligible for MI)</i></li> </ul>																																																															
<b>MAXIMUM CLTV</b>	<ul style="list-style-type: none"> <li><b>80%</b> <i>(subordinate financing is not allowed)</i></li> </ul>																																																															
<b>LIEN POSITION</b>	<ul style="list-style-type: none"> <li>Must be First Lien</li> </ul>																																																															
<b>RIGHT OF RESCISSION</b>	<ul style="list-style-type: none"> <li>Notice of Right to Cancel <i>(TILA Disclosure)</i> required.</li> </ul>																																																															
<b>MINIMUM BORROWER CONTRIBUTION</b>	<ul style="list-style-type: none"> <li>None Required</li> </ul>																																																															
<b>SUBORDINATE FINANCING</b>	<ul style="list-style-type: none"> <li>Not Allowed</li> </ul>																																																															
<b>INCOME REQUIREMENTS</b>	<p>An applicant's annual, before tax income must not exceed the CHFA <b>Income Limits for "Applicable Town"</b>. Borrower's income limit is based on household size.</p> <p><i>(See "Full List" at <a href="http://chfa.org">chfa.org</a> "<a href="#">Income &amp; Sales Price Limits</a>")</i></p> <p><b>Example only:</b></p> <table border="1"> <thead> <tr> <th colspan="9">Connecticut Housing Finance Authority (CHFA) - Income Limits</th> </tr> <tr> <th colspan="3">Statewide Income Limits</th> <th colspan="3">\$89,700 1 or 2 persons</th> <th colspan="3">\$103,155 3 or more</th> </tr> <tr> <th colspan="3">Household Size</th> <th colspan="3">Household Size</th> <th colspan="3">Household Size</th> </tr> <tr> <th>Fairfield County</th> <th>1 or 2</th> <th>3 or more</th> <th>Litchfield County</th> <th>1 or 2</th> <th>3 or more</th> <th>New Haven County</th> <th>1 or 2</th> <th>3 or more</th> </tr> </thead> <tbody> <tr> <td>Bethel</td> <td>134,880</td> <td>157,360</td> <td>Colebrook</td> <td>89,700</td> <td>103,155</td> <td>Prospect</td> <td>89,700</td> <td>103,155</td> </tr> <tr> <td>Bridgeport *All Areas</td> <td>107,640</td> <td>125,580</td> <td>Cornwall</td> <td>89,700</td> <td>103,155</td> <td>Seymour</td> <td>93,500</td> <td>107,525</td> </tr> <tr> <td>Brookfield</td> <td>134,880</td> <td>157,360</td> <td>Goshen</td> <td>89,700</td> <td>103,155</td> <td>Southbury</td> <td>89,700</td> <td>103,155</td> </tr> </tbody> </table> <p><i>Income Limit can be waived in Federally Targeted Areas</i></p>	Connecticut Housing Finance Authority (CHFA) - Income Limits									Statewide Income Limits			\$89,700 1 or 2 persons			\$103,155 3 or more			Household Size			Household Size			Household Size			Fairfield County	1 or 2	3 or more	Litchfield County	1 or 2	3 or more	New Haven County	1 or 2	3 or more	Bethel	134,880	157,360	Colebrook	89,700	103,155	Prospect	89,700	103,155	Bridgeport *All Areas	107,640	125,580	Cornwall	89,700	103,155	Seymour	93,500	107,525	Brookfield	134,880	157,360	Goshen	89,700	103,155	Southbury	89,700	103,155
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<b>HOMEBUYER EDUCATION</b>	<ul style="list-style-type: none"> <li>▪ Not Required</li> </ul>
<b>ELIGIBLE MORTGAGE INSURERS</b>	<ul style="list-style-type: none"> <li>▪ Not Applicable</li> </ul>
<b>MORTGAGE INSURANCE COVERAGE</b>	<ul style="list-style-type: none"> <li>▪ Not Applicable</li> </ul>
<b>FEDERAL RECAPTURE TAX</b>	<ul style="list-style-type: none"> <li>▪ Not Applicable</li> </ul>
<b>SERVICER</b>	<p><b>Capital For Change, Inc. (C4C)</b>  Attn: Mobile Home Program  10 Alexander Drive  Wallingford, CT 06492</p> <p>Toll Free: (855) 656-5500 Email: <a href="mailto:Lending@capitalforchange.org">Lending@capitalforchange.org</a></p>

*Mobile Manufactured Home Refinance Program Rev 3-22-2021*