

# Mobile Manufactured Home Loan Program



## PROGRAM SPECIFICS

- The interest rate for this program is the greater of (i) the CHFA Government Rate less 1% or (ii) 3%
- Maximum \$150,000 loan amount.
- Minimum \$2,000 loan amount.
- Term:
  - 15 or 30 years fully amortizing - Loan Amounts >\$5,000.
  - 15 years max fully amortizing - Loan Amounts ≤ \$5,000.
- Purchase - Maximum 6% seller contribution.
- Refinance- Maximum \$500 cash back to borrower in addition to verified POCs.
  - Minimum 6 months seasoning- paid as agreed.
- Escrows are required for Real Estate Taxes and Homeowners Insurance.

## MOBILE MANUFACTURED HOME REQUIREMENTS

The mobile manufactured home must be located in a Connecticut state-licensed mobile home park. The home must be affixed to the lot according to local zoning and/or park regulations. Wheels, hitch and axles must be removed.

## NO MORTGAGE INSURANCE

Mortgage insurance is not required.

## HOMEBUYER EDUCATION CLASS

Homebuyer Education is only required when ALL borrowers on a purchase transaction are first-time homebuyers (have not owned a primary residence property in the past 3 years). Classes are free and held at several locations or online. Your lender will provide you with information for online counseling when your loan is reserved. (see *Counseling Class schedules at [chfa.org](http://chfa.org)*)

## HOW TO APPLY

To apply, contact one of our Mobile Home Program lending partners, (See [chfa.org /Mobile Home/](http://chfa.org/Mobile Home/)) or to learn more about the program call CHFA toll free at: 844-CT1-HOME (844-281-4663).



*The Mobile Manufactured Home Loan Program offers mortgage loan financing for homebuyers interested in purchasing or refinancing a mobile manufactured home located in a Connecticut state-licensed mobile home park.*

## ELIGIBILITY REQUIREMENTS

- Prior homeowners are eligible to apply but they cannot own any other property, including second homes, investment or commercial, at the time of closing on the CHFA first mortgage loan for purchase of the mobile manufactured home.
- The mobile manufactured home must be a year-round owner occupied residence.
- All borrowers must occupy the subject property dwelling as their principal residence within 60 days after the closing of the Mortgage Loan.
- Not to exceed 100% area median income as determined by Fannie Mae and Freddie Mac (Conventional AMI limits). (see *AMI limits at [chfa.org](http://chfa.org)*)
- Applicants must meet the eligibility requirements to apply for a loan. (See [chfa.org /Mobile Home/](http://chfa.org/Mobile Home/))



Rev. 6-15-2026