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Manufactured Housing Underwriting Guidelines

The following are Redwood's underwriting guidelines for manufactured housing on land owned by the borrower.

Foundation

The home must be bolted onto a permanent foundation. This means either a concrete perimeter foundation or block and pier.

Location

Rural properties located miles from the closest town will not be accepted. Suburban and semi-rural locations will be acceptable as long as the neighborhood is homogenous and all other requirements are met. This requirement corresponds with our desire to lend in *metro areas only*.

Access

Access to the property must be on a paved street. Dirt or gravel roads will not be accepted.

Utilities

Public utilities are strongly preferred. Many manufactured home properties, however, don't have full public utilities available to them. Properties with septic systems will be allowed, but they must have public gas, electricity and water.