



# MaineHousing

Maine State Housing Authority

August 20, 2018

Dear Municipal Administrators and Officials:

MaineHousing is pleased to announce the re-opening of its **Mobile Home Replacement Initiative** which provides an opportunity for the owner/occupant of a **Pre-1976 Mobile Home** to remove and replace it with a new Energy Star certified manufactured home located on the same site.

The program offers the combination of a MaineHousing First Home Loan and a \$30,000 MaineHousing (deferred, forgivable 0% second mortgage) grant to cover the costs of removing and dismantling the existing home, and then purchasing and installing a new home. It requires successful applicants to qualify for a MaineHousing First Home Loan and to purchase the new home through a licensed Maine manufactured home dealer.

The First Home Loan amount will be dependent upon the total project costs consisting of site preparation, reinstallation of utilities and the size and features of the new home chosen by the applicant based on what they can afford. Additional project costs eligible to be covered by the loan and grant can include the payoff of an existing mortgage, loan closing costs and outstanding assessments on the property.

Interested applicants are advised to contact a participating MaineHousing lender partner for loan qualification and to then contact a licensed Maine manufactured home dealer to explore new home costs and options. Program details and lender information are available on our website at: <http://www.mainehousing.org/programs-services/homebuyer/homebuyerdetail/pre-1976-mobile-home-replacement-initiative> or by calling the Homeownership Department at MaineHousing at 800-452-4668.

As a municipal administrator/official you are in a unique position to personally alert local residents to this program, especially those who reside in **pre-1976 mobile homes**. We ask for your help to bring awareness of this opportunity to anyone who might be interested, and to those who have a friend or family member living in a home that might be beyond any reasonable cost to repair.

Enclosed is a "starter packet" of information, including a more detailed program summary and a flyer which we ask you to prominently post/place in your office and offer to those who might inquire. This information is available and can be printed in quantity from our website listed above, or MaineHousing will gladly send additional materials to you or directly to a potential applicant at your recommendation. Please contact us via e-mail or a phone for more information.

**Reminder: Applicants must currently own and occupy a pre-1976 mobile home.**

MaineHousing greatly appreciates your willingness to share this program information with residents of your community. It represents an exciting opportunity with very positive, life changing results.

Sincerely,

Craig Reynolds  
Director of Homeownership  
MaineHousing  
Enclosure



# MaineHousing

Maine State Housing Authority

www.mainehousing.org



## Mobile Home Replacement Initiative

### Effective June 15, 2018

The Mobile Home Replacement Initiative (Initiative) provides the combination of an amortizing, interest bearing MaineHousing Mortgage Loan and a \$30,000 MaineHousing grant. The Initiative is designed to assist income eligible Maine Residents seeking to replace their pre-1976 mobile home with a new Energy Star certified manufactured home on the same site.

<b>Eligible Applicants</b>	<ul style="list-style-type: none"> <li>• Applicants who own and occupy a pre-1976 mobile home.</li> <li>• Applicants with annual household incomes at or below 80% of the First Home Program Income Limits. See chart on page 2.</li> <li>• Applicants who qualify for the First Home or SaluteME Uninsured Mortgage Loan (80% LTV maximum) for permanent financing.</li> </ul> <p style="text-align: center;"><i>Note: First-Time Homebuyer requirement is waived.</i></p>
<b>Eligible Uses of Loan/ Grant Funds</b>	<ul style="list-style-type: none"> <li>• <b>Project Costs</b> - All funds required to dismantle and remove the pre-1976 mobile home unit and install, on its original site, a new Energy Star certified manufactured home purchased from a licensed Maine dealer.</li> <li>• <b>Project Funding Costs</b> – All funds used to pay off an existing mortgage loan, to pay for Borrower closing costs and to pay for outstanding assessments.</li> </ul>
<b>Existing Property Requirements</b>	<ul style="list-style-type: none"> <li>• Pre-1976 mobile home; owned and occupied by the Applicant.</li> </ul>
<b>Acquisition Cost Limit</b>	<ul style="list-style-type: none"> <li>• \$150,000 – As calculated on the <b>Acquisition Cost Worksheet HMP- 06</b> and defined in <b>Section 3.2 of the MaineHousing Home Mortgage Procedural Guide.</b></li> </ul>
<b>Replacement Property Requirements</b>	<ul style="list-style-type: none"> <li>• New units must be Energy Star certified manufactured homes which are permanently connected to water, sewer, electric and other utilities.</li> <li>• Mobile Home units must be anchored to a permanent foundation in accordance with the provisions set forth by the Maine Manufactured Housing Board with the wheels, axles, towing hitch and tongue removed.</li> <li>• Units must be located on the site of the removed pre-1976 mobile home which may be owned land, private leased land or in a park.</li> <li>• Units located on leased land must have a recorded lease equal to or greater than the 30 year term of MaineHousing’s first Mortgage Loan term. <b>Section 5.15 of the MaineHousing Home Mortgage Procedural Guide.</b></li> <li>• Payable First Home or SaluteME Mortgage Loan must have a valid first-lien Mortgage position as evidenced by an acceptable title insurance policy.</li> </ul>
<b>Underwriting Requirements</b>	<ul style="list-style-type: none"> <li>• Borrowers must be credit qualified for a Home Mortgage Program payable Loan. Lenders will follow <b>Procedural Guide Section 4 and 4.2</b> Uninsured Loan underwriting requirements. <ul style="list-style-type: none"> <li>✓ Maximum Ratios 33/43</li> <li>✓ Minimum credit score of 640</li> <li>✓ Maximum LTV 80% (for amortizing Mortgage Loan only)</li> </ul> </li> <li>• Borrowers must execute a deferred, forgivable Note and Mortgage to ensure compliance with the 15 year occupancy requirement.</li> </ul>

**Restrictions**

- ADVANTAGE – MaineHousing’s down payment and closing cost assistance option is not allowed with the Mobile Home Replacement Initiative
- No cash back to the Borrower allowed at Closing; any excess assistance must be applied as a principal reduction on the first Mortgage Loan.

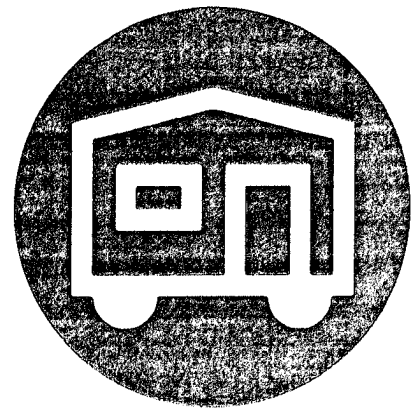
<b>County:</b>	<b>1-2 Person</b>	<b>3 or more</b>
Androscoggin County	\$54,480	\$62,640
Aroostook County	\$54,480	\$62,640
<b>Bangor HMFA*</b>	\$56,160	\$64,560
Cumberland County	\$57,040	\$65,520
Franklin County	\$54,480	\$62,640
Hancock County	\$54,480	\$62,640
Kennebec County	\$54,480	\$62,640
Knox County	\$54,480	\$62,640
Lincoln County	\$54,480	\$62,640
Oxford County	\$54,480	\$62,640
Penobscot County	\$54,480	\$62,640
Piscataquis County	\$54,480	\$62,640
<b>Portland HMFA*</b>	\$72,080	\$82,880
Sagadahoc County	\$56,640	\$65,120
Somerset County	\$54,480	\$62,640
Waldo County	\$54,480	\$62,640
Washington County	\$54,480	\$62,640
York County	\$57,760	\$66,400
<b>York-Kittery HMFA*</b>	\$73,120	\$84,080
<b>*HMFA=HUD Metro Fair Market Rent Area</b>		

Maine State Housing Authority ("MaineHousing") does not discriminate on the basis of race, color, religion, sex, sexual orientation, gender identity or expression, marital status, national origin, ancestry, physical or mental disability, age, familial status or receipt of public assistance in the admission or access to or treatment in its programs and activities. In employment, MaineHousing does not discriminate on the basis of race, color, religion, sex, sexual orientation, gender identity or expression, national origin, ancestry, age, physical or mental disability or genetic information. MaineHousing will provide appropriate communication auxiliary aids and services upon sufficient notice. MaineHousing will also provide this document in alternative formats upon sufficient notice. MaineHousing has designated the following person responsible for coordinating compliance with applicable federal and state nondiscrimination requirements and addressing grievances: Louise Patenaude, Maine State Housing Authority, 353 Water Street, Augusta, Maine 04330 4633, Telephone Number 1 800 452 4668 (voice in state only), (207) 626 4600 (voice) or Maine Relay 711.



Please Post

# PRE-1976 MOBILE HOME REPLACEMENT PROGRAM



MaineHousing is offering a limited-time opportunity to replace a pre-1976 mobile home (manufactured before 6/15/76) with a NEW ENERGY STAR® CERTIFIED MANUFACTURED HOME.

Eligible applicants must own and occupy the home being replaced and must qualify for a MaineHousing Mortgage Loan.

Qualified applicants will receive a



## \$30,000 GRANT

(15 YEAR OCCUPANCY REQUIREMENT)



to reduce the costs of removing the existing home and installing a NEW home on the same site.\*

\*See reverse side for program details and eligibility requirements.

### Sample Transaction

New ENERGY STAR® Home	\$65,000
Project Cost (may include):	\$35,000
• Site Preparation	
• Slab	
• Utility Hook-up	
• Remove Existing Home	
• Pay Off Existing Mortgage	
• Closing Costs	
• Tax Liens	
	Total
	\$100,000
	Credit for Grant
	\$30,000
	New MaineHousing Mortgage
	\$70,000
Your monthly (principal and interest) payment at 4.50% (APR of 5.11%) will be:	<b>\$354.68</b>



353 Water Street  
Augusta, ME 04330-4633

207-626-4663  
800-452-4668

Fax 207-624-5768

Maine Relay 711

[www.MaineHousing.org/  
HomeLoan](http://www.MaineHousing.org/HomeLoan)

Note: Sample transaction only; costs will vary case by case. Interest rates are subject to change. Payment is based on 30-year term. A final payment requires escrows for real estate taxes and homeowners insurance.



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## Program

The Mobile Home Replacement Initiative provides the combination of an amortizing, interest-bearing MaineHousing mortgage loan and a \$30,000 MaineHousing grant. The Initiative is designed to assist income-eligible Maine residents seeking to replace their pre-1976 mobile home with a new ENERGY STAR® certified manufactured home. Borrowers must execute a deferred, forgivable Note and Mortgage to ensure compliance with the 15 year occupancy requirement.

## Lenders

The MaineHousing Mobile Home Replacement Initiative is available through participating MaineHousing partner lenders. For more information and a list of lenders, visit [www.mainehousing.org/mainehousinglenders](http://www.mainehousing.org/mainehousinglenders), or call 207-626-4663 or 800-452-4668 to find a lender in your area.

## Eligibility

- Applicants who own and occupy a pre-1976 mobile home (defined as being built before 6/15/1976).
- Applicants who qualify for a MaineHousing First Home or Salute ME mortgage in a first-lien position. (First-time homebuyer requirement is waived.)

## Grant uses

The optional \$30,000 grant requires a fifteen-year occupancy compliance period.

- Project costs: All funds required to dismantle and remove the pre-1976 mobile home unit and install, on the original site, a new ENERGY STAR® certified manufactured home.
- Project funding costs: All funds used to pay off an existing mortgage loan, to pay for borrower closing costs, to pay for outstanding assessments, and site development costs.

## Replacement Property Requirements

- New units must be ENERGY STAR® certified manufactured homes which are permanently connected to water, sewer, electric, and other utilities.
- New units must be located on the site of the removed pre-1976 mobile home which may be land owned by the Applicant, private leased land, or land in a state-approved park.

## Information

[www.mainehousing.org](http://www.mainehousing.org) or [www.MaineHousing.org/HomeLoan](http://www.MaineHousing.org/HomeLoan)  
207-626-4663 or 800-452-4668

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