

QUICK GUIDE:

Appraising CrossMod® Homes for Freddie Mac CHOICEHome® Mortgages



Use this guide to help you navigate appraisals for CrossMod® homes for Freddie Mac CHOICEHome® mortgages.



What is a CrossMod home?

A CrossMod home is a new class of manufactured home introduced by the Manufactured Housing Institute. The CrossMod home has aesthetics, architectural elements and dwelling specifications that exceed the minimum standards required for traditional HUD-coded manufactured homes. These factory-built homes have features comparable to conventional, site-built properties.


Note: A CHOICEHome is an example of a CrossMod home and can be financed with a [CHOICEHome mortgage](#).



How do you identify if a CrossMod home is a CHOICEHome?

CrossMod homes that meet [CHOICEHome specifications](#) are certified and labeled by the manufacturer with a CHOICEHome label. The CHOICEHome label will be placed inside the home near the HUD Data Plate.

CHOICEHome label

CHOICEHome®


The Manufacturer of this home, shown on the HUD Certificate, certifies that as of the date of manufacture this home meets the manufacturing eligibility of CHOICEHome®.

CHOICEHome® is a Freddie Mac program for manufactured housing mortgage loans.

Homeowner: Do not remove or damage this notice. This notice is required to identify this home for participation in the CHOICEHome® program for refinance or purchase.

CHOICEHome® Number:
CH1000001



What should the appraisal report contain?

The appraisal report should contain at least one comparable CrossMod home (e.g., CHOICEHome) sale.

- If no comparable CrossMod home sales are available, the appraiser must use the most appropriate site-built homes as comparable sales.
- Traditional HUD-coded manufactured homes are not required as comparable sales. However, if used, the appraiser must include an explanation that supports its use as a comparable sale(s) considering CrossMod's elements and specifications.

The appraiser must comply with additional requirements in *Single-Family Seller/Service Guide Section 5605.6*.

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Supplemental photos to include in the appraisal report:

- CHOICEHome label.
- HUD Data Plate.
- HUD Certification Label(s).
- Property and site features including dormers, porches, garages, carports and any other attached or detached structures.



Which appraisal form must be completed for a CHOICEHome?

A CHOICEHome mortgage requires an appraisal report completed on [Form 70B, Manufactured Home Appraisal Report](#). The appraisal report must reflect a value opinion based on the real property as completed, consisting of the CHOICEHome, all site improvements and the land on which the property is situated.