

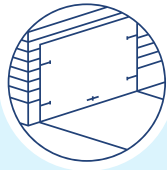


CHOICEHome<sup>®</sup> is our innovative, affordable mortgage initiative, offering financing for a real property factory-built home that's built to HUD code but with many features of a site-built home. When a factory-built home meets certain specifications, it's granted CHOICEHome certification and is eligible for CHOICEHome financing. That means you can use the same underwriting parameters you use for site-built homes.

## CHOICEHome Specifications



Minimum roof pitch of a 4/12 with minimum of 4" eaves



Must have 2 of the 3 features:

- Dormer(s)
- Covered porch (72 sq. ft minimum)
- Attached or detached, garage or carport\*, to accommodate 1 or more cars

\* Materials and finish of the garage/carport should be the same or comparable to that of the home.



Permanent foundation Requirements:

- Meet HUD's Permanent Foundation Guide for Manufactured Housing
- Be engineer designed and certified for the specific dwelling and site
- Include a perimeter mortared masonry blocking wall set on a poured perimeter footer
- Elevation design must be a low-profile/residential set finished floor set.



- Option to upgrade drywall finishes
- Bath and kitchen cabinetry with solid wood or veneer wood fronts. No paper-wrapped cabinet doors or stiles.
- Showers and tubs must be acrylic, composite, enamel/porcelain coated-steel, fiberglass, solid surface, or tile



- Minimum insulation values of 33 (ceiling), 11 (wall), and 22 (floor)
- A programmable thermostat
- Low-E rating windows

## Our CHOICEHome Initiative

- We deliver financing the industry wants. Factory-built homes that are CHOICEHome certified:



Appraiser should contain at least one comparable CHOICEHome sale, if none are available, the appraiser must use site-built sales.



Are financed with as little as 3% minimum down payment for **Freddie Mac Home Possible**<sup>®</sup> borrowers and **Freddie Mac HomeOne**<sup>®</sup> first-time home buyers. Also financed using our construction conversion mortgages.



Meet HUD requirements for home construction, installation and setup. Lenders must still follow local and state laws for titling manufactured homes as real estate.

## The CHOICEHome Difference

- Lenders get the additional financing options and flexibility they need to support factory-built housing.
- Manufactures and retailers can expand their client base to more consumers who may not have considered manufactured housing
- Borrowers get more options and access to high-quality, affordable homes.

**CHOICEHome** – the viable source of sustainable, affordable homes with the flexible financing options and enhanced loan origination the industry wants and needs.

- Visit [SF.FreddieMac.com/CHOICEHome](https://www.FreddieMac.com/CHOICEHome) for more on CHOICEHome features and financing options. (Can be combined with Freddie Mac Home Possible, HomeOne and construction conversion mortgages.)
- **Lenders**, contact your Freddie Mac Account Representative or the Customer Support Contact Center (800-FREDDIE).

# CHOICEHome<sup>®</sup>

The Next Generation of Factory-Built Housing

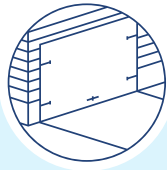


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