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.

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Sample Transaction

<table>
<thead>
<tr>
<th>New ENERGY STAR® Home</th>
<th>$65,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Cost (may include):</td>
<td></td>
</tr>
<tr>
<td>• Site Preparation</td>
<td>$35,000</td>
</tr>
<tr>
<td>• Slab</td>
<td></td>
</tr>
<tr>
<td>• Utility Hook-up</td>
<td></td>
</tr>
<tr>
<td>• Remove Existing Home</td>
<td></td>
</tr>
<tr>
<td>• Pay Off Existing Mortgage</td>
<td></td>
</tr>
<tr>
<td>• Closing Costs</td>
<td></td>
</tr>
<tr>
<td>• Tax Liens</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>$100,000</td>
</tr>
<tr>
<td>Credit for Grant</td>
<td>$30,000</td>
</tr>
<tr>
<td>New MaineHousing Mortgage</td>
<td>$70,000</td>
</tr>
</tbody>
</table>

Your monthly (principal and interest) payment at 4.50% (APR of 5.11%) will be: $354.68

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

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Maine State Housing Authority

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Maine Relay 711
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# Mobile Home Replacement Initiative

**Effective March 26, 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.

## Eligible Applicants
- Applicants who own and occupy a pre-1976 mobile home.
- Applicants with annual household incomes at or below 80% of the First Home Program Income Limits. See chart on page 2.
- Applicants who qualify for the First Home or SaluteME Uninsured Mortgage Loan (80% LTV maximum) for permanent financing.

*Note: First-Time Homebuyer requirement is waived.*

## Eligible Uses of Loan/Grant Funds
- **Project Costs** - 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.
- **Project Funding Costs** – All funds used to pay off an existing mortgage loan, to pay for Borrower closing costs and to pay for outstanding assessments.

## Existing Property Requirements
- Pre-1976 mobile home; owned and occupied by the Applicant.

## Acquisition Cost Limit
- $150,000 – As calculated on the Acquisition Cost Worksheet HMP-06 and defined in Section 3.2 of the MaineHousing Home Mortgage Procedural Guide.

## Replacement Property Requirements
- New units must be Energy Star certified manufactured homes which are permanently connected to water, sewer, electric and other utilities.
- 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.
- 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.
- 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. Section 5.15 of the MaineHousing Home Mortgage Procedural Guide.
- Payable First Home or SaluteME Mortgage Loan must have a valid first-lien Mortgage position as evidenced by an acceptable title insurance policy.

## Underwriting Requirements
- Borrowers must be credit qualified for a Home Mortgage Program payable Loan. Lenders will follow Procedural Guide Section 4 and 4.2 Uninsured Loan underwriting requirements.
  - Maximum Ratios 33/43
  - Minimum credit score of 640
  - Maximum LTV 80% (for amortizing Mortgage Loan only)
- Borrowers must execute a deferred, forgivable Note and Mortgage to ensure compliance with the 15 year occupancy requirement.