

Fannie Mae®

Multifamily Product Overview:

Manufactured Housing Communities

July 2026

Overview

Manufactured housing communities (MHCs) represent a longstanding and resilient segment of Fannie Mae's Multifamily business. Through our Delegated Underwriting and Servicing (DUS®) platform, Fannie Mae has provided liquidity to the MHC market for more than two decades while maintaining strong credit performance across economic cycles.

MHC-backed DUS mortgage-backed securities (MBS) have historically demonstrated low serious delinquency rates and minimal realized credit losses. These results reflect the essential nature of affordable housing demand, conservative underwriting standards, experienced property ownership, and ongoing asset surveillance.

This overview highlights the characteristics, underwriting framework, and historical performance of MHC collateral backing Fannie Mae Multifamily MBS.

Key takeaways

- $22.5 billion+ MHC portfolio with over two decades of lending experience.
- Conservative underwriting supported by DUS lender risk-sharing.
- Lower historical serious delinquency rates than the overall Multifamily guaranty book.
- Minimal realized credit losses across market cycles.
- Exposure to a large and established affordable housing asset class.

Portfolio snapshot: MHC book of business highlights

As of December 31, 2025

Total MHC UPB ($ in billions)	$22.5
% Share of Multifamily guaranty book of business	5%
Number of loans	2,029
Average loan size ($ in millions)	$11.1
Weighted Average Origination Loan-to-Value (OLTV)	60%
Weighted Average Debt Service Coverage Ratio (DSCR)[1]	2.3

Typical MHC terms

Term	5 – 30 years
Amortization	Up to 30 years
Maximum loan-to-value (LTV)	80%
Minimum actual debt service coverage ratio (DSCR) at underwriting*	1.25x

Source: Manufactured Housing Term Sheet

Please refer to the most recent Fannie Mae Financial Supplement for actual Multifamily guaranty book of business breakdown of MHC attributes, which is available on our Quarterly and Annual Results webpage.

[1] Debt service coverage ratio, or "DSCR", compares a property's annual net operating income (NOI) against its annual debt payments. DSCR is calculated using the latest available income information from quarterly statements for these properties for the year to date, or the trailing 12 months for Credit Facilities. When an annual statement is the latest statement available, it is used. When operating statement information is not available, the DSCR at the time of acquisition is used. If both are unavailable, the underwritten DSCR is used. Although the company uses the most recently available results from their multifamily borrowers, there is a lag in reporting, which typically can range from three to six months, but in some cases may be longer. Co-op loans are excluded from this metric.

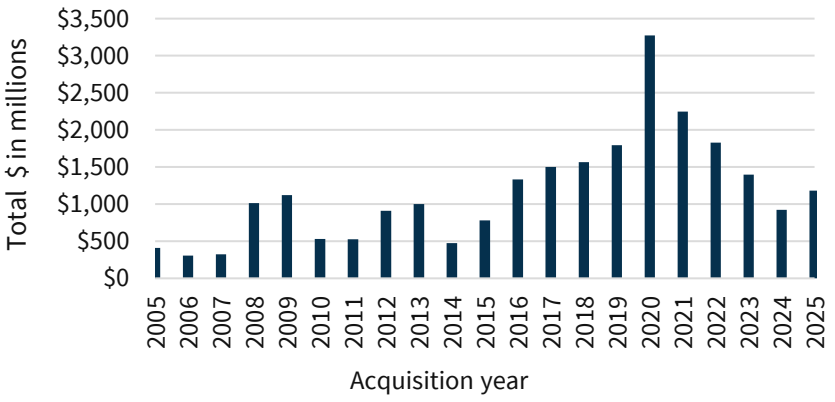
Market overview

A manufactured housing community is a real estate development in which the borrower owns the sites[2] (often referred to as pads), infrastructure, and community amenities, while residents own or rent the manufactured homes located on individual sites within the community.

MHCs represent a large and established segment of the U.S. housing market. According to a 2025 U.S. Department of Housing and Urban Development (HUD) analysis, manufactured housing provides homes for approximately 7.0 million households nationwide, including about 5.3 million owner households and 1.7 million renter households. The same analysis cites a federal database identifying more than 56,000 manufactured home communities across the country. As one of the nation's most affordable housing options, manufactured housing benefits from durable demand fundamentals that support occupancy, resident stability, and long-term property performance.

Since entering the MHC market in the early 2000s, Fannie Mae has financed 3,349 MHC loans with a total unpaid principal balance (UPB) of $25.3 billion as of December 31, 2025.

MHC loan financing: 20-year snapshot



Source: Fannie Mae Data Dynamics. Loan acquisitions measured by UPB in U.S. dollars (millions).

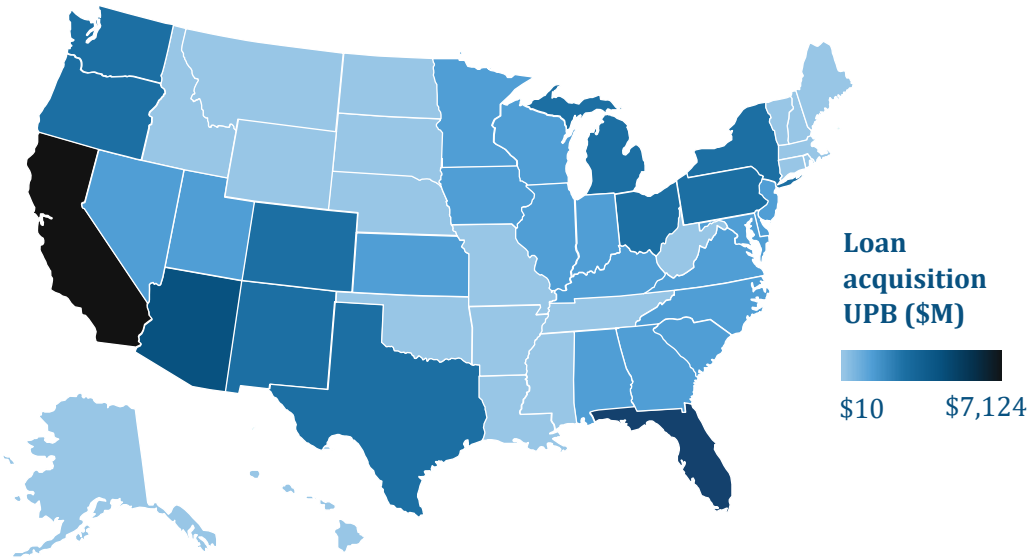
Manufactured homes refer to housing built in a factory after June 15, 1976, and constructed under HUD's Manufactured Home Construction and Safety Standards code, which sets minimum standards for size and quality of construction. Factory-built manufactured homes that meet these standards display a HUD-certified label and are subject to federal regulations that supersede local building regulations. It is important to note that recreational vehicles, park trailers, and park model homes are built to different standards and are not considered manufactured homes. Compared to 30 years ago, today's manufactured homes offer many of the innovative design features of traditional homes and are often located in amenity-rich communities.

Underwriting manufactured housing communities

Fannie Mae partners with 20 approved DUS lenders that specialize in originating and servicing MHC loans. These lenders are subject to rigorous underwriting, servicing, and ongoing performance standards. A key feature of the DUS model is lender risk-sharing, whereby lenders generally retain a portion of the credit risk on the loans they originate, aligning interests throughout the life of the loan. Borrowers must also demonstrate experience operating manufactured housing communities, helping ensure strong property management and collateral performance.

[2]Developed lot within an MHC on which a manufactured home resides.

Geographical distribution of Fannie Mae MHC Loans



Credit characteristics of MHC guaranty book of business
As of December 31, 2025

$11.1M
Average UPB ($M)

60%
Weighted average LTV at origination

2.3x
Average DSCR[3]

Source: Multifamily Loan Performance Data

MHC eligibility and quality standards

To be eligible for Fannie Mae financing, an MHC must generally contain at least 50 sites, satisfy property eligibility requirements, and achieve a minimum Level 3 Quality Rating under Fannie Mae's Manufactured Housing Community Quality Rating Standards. Communities are evaluated on a scale of 1 to 5, with Level 3 representing the minimum standard for eligibility and the majority of Fannie Mae's MHC portfolio. Communities rated Level 1 or 2 are generally ineligible unless a rehabilitation plan is in place, while higher-rated communities may qualify for more favorable financing terms. Additional details on MHC eligibility and quality standards are available in DUS Navigate®.

Green and social bond designation

MHC loans naturally align with Fannie Mae's Multifamily Social Bond Framework because they support affordable housing in underserved communities. Fannie Mae also requires Tenant Site Lease Protections (TSLPs) on all MHC loans, which are intended to preserve affordability and stability for residents. In some cases, MHC transactions may also qualify as green bonds when the borrower elects to install qualifying efficiency improvements, such as solar photovoltaic systems under the Green Rewards program. Investors can view disclosure and performance information for social and green MHC bonds in DUS Disclose®.

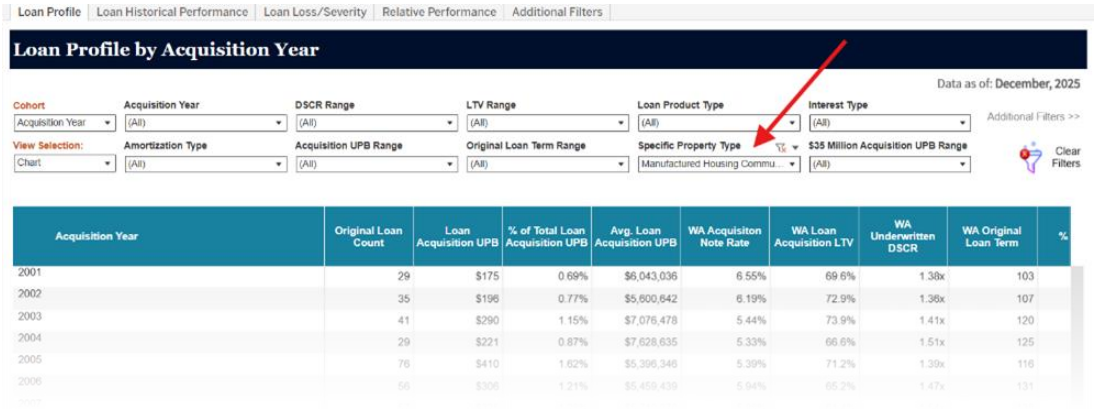
For additional information on Multifamily Green or Social MBS, please refer to Fannie Mae's Multifamily Green Bond Framework and Social Bond Framework.

[3] Estimates of current DSCRs are based on the latest available income information covering a 12-month period, from quarterly and annual statements for these properties, including the related debt service. When an annual statement is the latest statement available, it is used. When operating statement information is not available, the underwritten DSCR is used. Co-op loans are excluded from this metric.

Historical performance

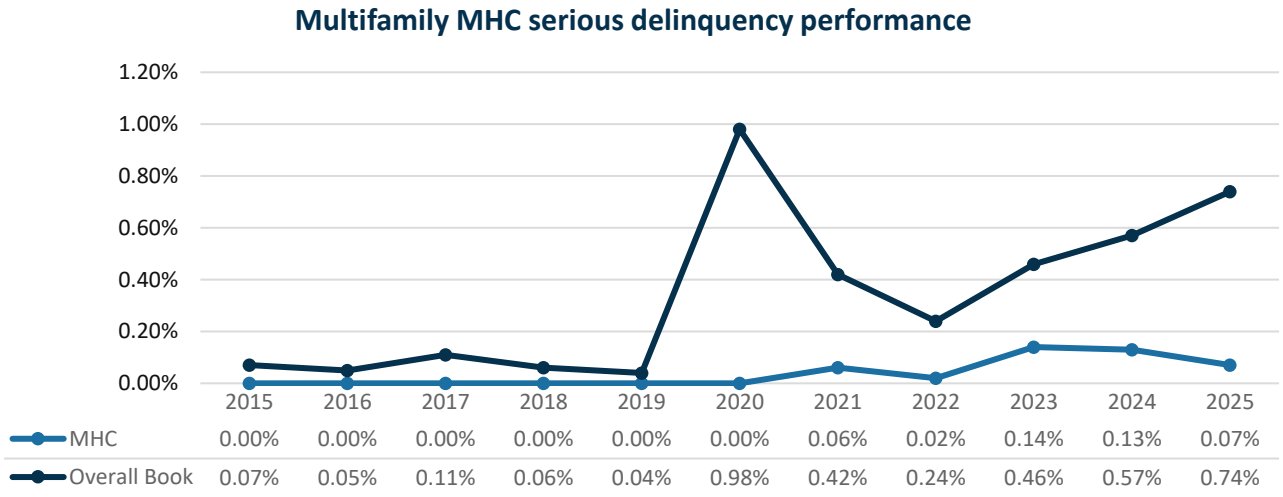
The historical performance of MHC collateral has been a key strength of the asset class. Data Dynamics®, our free data analytics platform, provides investors with historical loan performance and prepayment information to aid in analyzing our securities. Through this platform, market participants can view detailed prepayment information for our Multifamily MBS, filtering the results by loan product type, including MHC.

Multifamily Loan Performance Data dashboard



Serious delinquency performance

Over the past decade, MHC loans have consistently reported lower serious delinquency rates than Fannie Mae's overall multifamily guaranty book of business.



Ending December 31 for each corresponding year.

Source: Fannie Mae Data Dynamics

20 years of MHC credit performance

Historically, MHC collateral has experienced limited realized credit losses, demonstrating the durability of the asset class through multiple market environments.

	Original loan count	Loan acquisition UPB ($ million)	Credit event count	Credit event Acquisition UPB ($ million)	Inactive acquisition UPB ($ million)	Credit event % of inactive acquisition UPB	Net severity	% Net loss of liquidated acquisition UPB	Lifetime net credit loss amount ($ million)
2005	76	$410	1	$16	$410	3.90%	24.54%	0.96%	$4
2006	56	$306	0		$306			0.00%	$0
2007	57	$325	0		$325			0.00%	$0
2008	159	$1,013	1	$2	$1,007	0.15%	50.88%	0.08%	$1
2009	131	$1,123	0		$1,123			0.00%	$0
2010	86	$530	0		$528			0.00%	$0
2011	60	$528	0		$520			0.00%	$0
2012	95	$912	0		$881			0.00%	$0
2013	102	$1,002	0		$995			0.00%	$0
2014	50	$475	0		$447			0.00%	$0
2015	96	$781	0		$693			0.00%	$0
2016	169	$1,333	0		$602			0.00%	$0
2017	202	$1,499	0		$769			0.00%	$0
2018	206	$1,565	0		$446			0.00%	$0
2019	259	$1,794	0		$491			0.00%	$0
2020	393	$3,274	0		$176			0.00%	$0
2021	289	$2,245	3	$14	$215	6.38%	23.33%	1.49%	$3
2022	283	$1,830	1	$12	$51	24.23%	24.32%	5.89%	$3
2023	159	$1,398	0		$16			0.00%	$0
2024	107	$925	0						$0
2025	180	$1,180	0						$0
Grand total	**3,215**	**$24,448**	**6**	**$44**	**$10,002**	**0.44%**	**25.04%**	**0.11%**	**$11**

Source: Fannie Mae Data Dynamics

Closing

Manufactured housing communities represent an established and historically resilient segment of Fannie Mae's Multifamily business. Backed by conservative underwriting, experienced ownership and management, lender risk-sharing, and active asset surveillance, MHC collateral has consistently delivered strong credit performance and low realized losses relative to our overall multifamily book of business.

As a leading source of liquidity for the MHC market, Fannie Mae remains committed to supporting the long-term financing needs of these communities while providing investors with access to high-quality Multifamily MBS backed by MHC collateral. For additional information, please refer to the resources listed below.

Investor resources

Investors can access additional data and disclosure resources through:

DUS Disclose	Loan-level collateral information, Multifamily MBS disclosures, and performance reporting.
Data Dynamics	Historical loan performance and prepayment analytics.
Multifamily loss mitigation primer	Overview of Fannie Mae's approach to monitoring, managing, and mitigating Multifamily MBS credit risk.
Multifamily disaster resources	Outlines available support, guidance, and reporting requirements for properties impacted by natural disasters.
Manufactured housing communities webpage	Additional information about MHC financing, product frequently asked questions, term sheet, and Fannie Mae's Duty to Serve commitment.

Additional investor resources are available on our Capital Markets website.

For additional information or assistance, please contact the **Fannie Mae Investor Relations Helpline** at 1-800-2FANNIE or by email.