

# Property Characteristics Checklist

## Eligible Locations

- ✓ **Nationwide Program (excluding the following):**
  - Alaska
  - New York City Metro Area (including the 5 Boroughs)
  - Counties of Bergen and Hudson in New Jersey
  - Coastal counties in Florida along the Atlantic seaboard: Miami-Dade, Broward, Palm Beach, St Lucie, Martin, Indian River and Key West (Key West is in Monroe County, but not all of Monroe County is excluded)
  - Properties located in flood zones: <https://msc.fema.gov/portal/home>
- ✓ **Service Location**
  - Must be within 50 miles of a major metro market (population of 50,000+) with qualified inspection/maintenance provider
  - If outside of service area and an exception is granted, 2% minimum additional down payment is required from the customer

## Eligible Home Types

- ✓ **Newly Built and Resale**
- ✓ **Single Family**
  - Fee simple, single housing units
  - Factory-built housing such as prefabricated, panelized, modular, or sectional housing okay as long as it assumes the characteristics of a site-built structure and meets local zoning and building codes
- ✓ **Condos**
  - Warrantable condos and Planned Unit Developments
  - Condo questionnaire required
  - Homeowners Association review must be completed and reviewed by legal to confirm eligibility
- ✓ **Townhomes**
- ✓ **Manufactured Homes no older than 5 years (follow additional FHA requirements)**
- ✓ **Must meet FHA qualifications and appraisal.**
- ✓ **Max Acreage: 5 Acres**
  - Lot size must be common for the area

