



Q. Are manufactured homes as safe as conventional homes?

A. Yes. Manufactured homes are constructed in factories using, at a minimum, a federal building code. However, many newer manufactured home builders exceed minimum construction requirements with upgraded features. Often, manufactured homes are more energy efficient than conventional homes, and because they are built inside a factory, have fewer moisture/mold problems when new.

Q. Do I contact a Real Estate Agent to purchase or get information on Manufactured Homes?

A. First, contacting a Manufactured Homes **Dealer/Retailer** is the best source of professional service. They are certified, licensed, and approved by the California State Department of Housing & Community Development (HCD) to handle transactions involving manufactured housing. **Realtors** will be required for manufactured home transactions that are modular and that are sold after being permanently attached to the foundation & land. ***NHSIE is a certified Dealer/Retailer of Manufactured Housing.***

Q. Can I put a manufactured home on any lot?

A. ALWAYS check with the city or county where the property is located and inquire of them. The zoning of the land will determine if you can or not. It will also outline any additional requirements and if there are restrictions.

Q. What is the difference between manufactured and modular homes?

A. **Manufactured homes** are constructed according to a code administered by the U.S. Department of Housing and Urban Development (HUD Code). **Modular homes** are constructed in a factory using conventional home floor joists and to the same state, local or regional building codes as site-built homes. Click here for a complete explanation (link to document - Modular vs Manufactured Homes_6_1_16.pdf).

Q. What are my options for financing the purchase of a manufactured home?

A. There are many alternatives for financing your home, including a growing number of lending institutions that are providing conventional and government-insured financing plans for prospective owners. The most common method of financing a manufactured home is through a retail installment contract, available through your retailer (NHSIE). Click [here](#) to learn more.