

QUICK GUIDE:

Appraising CrossMod® Homes for Freddie Mac CHOICEHome® Mortgages



Use this guide to help you navigate appraisals for CrossMod® homes for Freddie Mac CHOICEHome® mortgages.



What is a CrossMod home?

A CrossMod home is a new class of manufactured home introduced by the Manufactured Housing Institute. The CrossMod home has aesthetics, architectural elements and dwelling specifications that exceed the minimum standards required for traditional HUD-coded manufactured homes. These factory-built homes have features comparable to conventional, site-built properties.

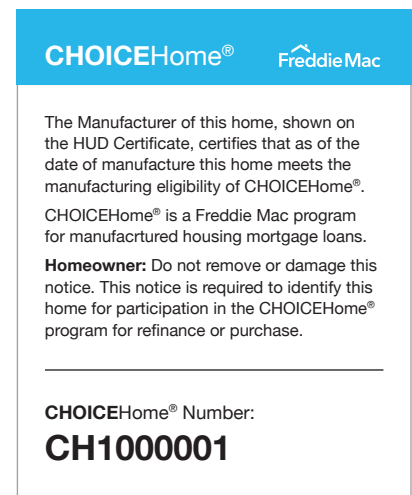
Note: A CHOICEHome is an example of a CrossMod home and can be financed with a [CHOICEHome mortgage](#).



How do you identify if a CrossMod home is a CHOICEHome?

CrossMod homes that meet [CHOICEHome specifications](#) are certified and labeled by the manufacturer with a CHOICEHome label. The CHOICEHome label will be placed inside the home near the HUD Data Plate.

CHOICEHome label



What should the appraisal report contain?

The appraisal report should contain at least one comparable CrossMod home (e.g., CHOICEHome) sale.

- If no comparable CrossMod home sales are available, the appraiser must use the most appropriate site-built homes as comparable sales.
- Traditional HUD-coded manufactured homes are not required as comparable sales. However, if used, the appraiser must include an explanation that supports its use as a comparable sale(s) considering CrossMod's elements and specifications.

The appraiser must comply with additional requirements in *Single-Family Seller/Service Guide Section 5605.6*.

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Supplemental photos to include in the appraisal report:

- CHOICEHome label.
- HUD Data Plate.
- HUD Certification Label(s).
- Property and site features including dormers, porches, garages, carports and any other attached or detached structures.



Which appraisal form must be completed for a CHOICEHome?

A CHOICEHome mortgage requires an appraisal report completed on [Form 70B, Manufactured Home Appraisal Report](#). The appraisal report must reflect a value opinion based on the real property as completed, consisting of the CHOICEHome, all site improvements and the land on which the property is situated.