

Single Family Homes at Bluestone Town Center

The Bluestone Town Center will feature over 100 single family homes. The homes will be factory built to a federal building code, meet ENERGY STAR / LEED certifications, and be eligible for conventional Fannie Mae / Freddie Mac and FHA financing. Because homes will be built to federal standards, they will be 25-35% less expensive than comparable site built homes without sacrificing quality or amenities.



Exterior Standards

- Full or half front porches with gables over the side entrance
- 5/12 or greater roof pitch
- Low set above grade – between 1' and 2'



Quality

- All homes will meet or exceed manufactured housing ENERGY STAR efficiency standards (in both construction and appliances).
- Masonry crawl space foundations
- OSB wrap under high end exterior siding
- 2"x6" exterior walls
- Solid wood kitchen and bath cabinetry
- Warrantied windows (10 year) and roof (25 years.)

Financing

Eligible for low down payment conventional financing through Freddie Mac Choice Homes and Fannie Mae MH Advantage mortgage programs.

- Mortgage interest rates on par with site built homes
- Homes also benefit from a streamlined appraisal process



Interior Standards

- Open floor plans maximizing dining and living areas
- Open kitchens with optional islands, range hoods, etc.
- Large ensuite main bedroom/ bath with walk in closets



Comparing MH Advantage/ Choice Homes to Manufactured Homes and Site Built Homes

By using Fannie Mae MH Advantage and Freddie Mac Choice specifications for manufactured homes, the Bluestone Town Center can meet or exceed site built home quality with significant comparable cost savings, while making safe and affordable conventional financing available to homebuyers.

MH Advantage / Choice / CrossMod Manufactured Homes	Basic Manufactured Housing	Site Built Homes
Same as site built. Manufactured homes with quality and design features comparable to site built homes.	Basic manufactured homes that have more affordable lower quality features with an emphasis on price	
Building Codes		
Federal Building Code as administered by HUD	Federal Building Code as administered by HUD	International Building Codes as adopted by Virginia
Manufacturers comply with most recent electrical, plumbing, HVAC standards. HUD code sets minimums but exceeded with higher quality homes.	Manufactured homes will meet basic standards as specified in the HUD code. The HUD code is frequently revised with updated underlying standards.	Incorporated by the state into Virginia Building code
Energy STAR as administered by EPA. Bluestone homes will exceed Energy STAR designations and exceed current HUD requirements.	HUD code is in the process of updating reference to the 2021 IECC. As of now, the HUD code references antiquated IECC standards.	Virginia by reference incorporates 2018 IECC standards.
All homes inspected by HUD 3 rd parties during manufacturing process. Homes installed to HUD approved foundation designs and regulations as administered by VA. CO issued by city. Homes will also carry CHOICE/ MH Advantage certifications.	All homes inspected by HUD 3 rd parties during manufacturing process. Homes installed to HUD approved foundation designs and regulations as administered by VA. CO issued by city.	Inspections completed by city and state.
Build Quality		
See above: 5/12 or greater roof pitch Drywall throughout Solid wood cabinetry throughout Flat ceilings Porches, covered side entries etc.	3/12 roof pitch Vinyl over gypsum walls Stippled ceiling Composite wood cabinetry 2x3 interior walls, 2 x 4 exterior etc.	
Permanent foundations as defined by HUD Masonry perimeter wall Low home set (less than 18")	Installed per HUD regulations May have vinyl skirting May be up to 36" above grade	
Financing		
Fannie / Freddie / FHA conventional low downpayment financing Permission to appraise to site built comparables in the absence of MH Advantage / Choice homes All homes financed as fee simple real estate	Fee Simple Conventional financing carries a 50 bps surcharge on Fannie / Freddie mortgage. Appraisals must be to other manufactured homes Homes are frequently sold as "home only" and are financed as personal property	Fannie/ Freddie/ FHA conventional low downpayment financing

Homes will be built by Eagle River Homes of Leola, PA, an Energy Star certified manufacturing facility.