

5 Steps to Buying a Manufactured or Modular Home

1. Get Pre-Qualified/Pre-Approved through a trusted lender.
2. Decide on a home site and determine any drainage or setback issues.
3. Decide on a home, including size, floor plan, and exterior look.
4. Prepare the home site including surveying, grading and landscaping.
5. Delivery of your new home, including set up and finishing off interior and any exterior add-ons.

“Congratulations!”

You're a Homeowner!



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Thinking about buying a new home?

The home buying process can be a long, stressful and confusing journey, but by following the simple step-by-step process outlined in this brochure, Frank's Home Place helps make the process go a little easier - and FASTER! Frank's is committed to guiding you through the ENTIRE buying process



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5 Step Home Buyers Guide

***Your Step by Step Guide to Buying
a Manufactured or Modular Home***



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1. Get Pre-Qualified (*Pre-Approved*)

Unless you're going to be paying cash for your new home, you'll need to secure financing from a reputable lender.

This is the most IMPORTANT, and most often overlooked step in the home buying process.

Before you even start looking at homes, you should have already talked with a lender of your choice to find out **IF** and **HOW MUCH** home you can buy! If you don't already have a lender in mind, Frank's Home Place will be happy to provide you with a list of reputable lenders in the area, although it's always **YOUR** choice as to the lender you choose! Just remember to always compare interest rates and fees, keeping in mind that just a single point in interest rates can make a BIG difference in your monthly payment!

There are two basic steps when working with a mortgage lender:

A. **Pre-Qualification** - By providing basic financial information, a lender can determine a pre-qualification loan amount so you can have some idea of how much you can spend on a new home.

B. **Pre-Approval** - A pre-approval usually comes after you've found a home and are ready to make a purchase. The pre-approval process involves giving the lender more detailed financial information, as well as having a credit report run on each potential buyer. Once all this information is processed, and reviewed, a lender should be able to provide you a loan rate and a truth-in-lending statement, which outlines all the figures and fees contained in the actual loan.

Skipping the pre-qualification or pre-approval process is a common mistake with many new buyers, and can prolong the amount of time it takes to complete the home buying process. By taking care of these two vital steps **FIRST**, you can relax and shop for homes at ease knowing that you have already been approved beforehand!

2. Decide On A Home Site

After you've secured financing for your new home, its time to select a site to put it on. One of the very first things Frank's Home Place does is to physically visit the home site and do a site inspection. A trained professional will check for potential drainage problems, setback issues, well/septic locations and/or easement or coding issues that would affect the placement of a home.

3. Decide on a Home

If you haven't already picked out your dream home, now's the time to start looking! There are so many choices now and sometimes the options can be confusing - and costly! Do you want a manufactured or modular home? What **SIZE** home do you want? And most importantly - can you afford what you want? Fortunately, at Frank's Home Place, we make it simple by showing you **UP FRONT** what is included in all our Builder Packages, so you won't be hit with any "surprise costs" in the end! Once you've decided on a house plan and know what your cost will be, Frank's will order your home to your specifications and the in-house construction will begin! Unlike building a stick built home, which can be delayed because of changing weather conditions, your new manufactured home will be constructed **INSIDE** a manufacturing facility, which will greatly increase the quality and speed with which your home is built! You can expect your new home to be ready to be delivered to the home site within two to four weeks!

4. Preparing the Home Site

While your new home is being built, many things will be going on at the home site to prepare it for the arrival of your house, including clearing, surveying and grading the land to prepare for all the improvements. Frank's Home Place contracts only the best bonded **licensed and insured** professionals to make sure the proper permits are obtained, building codes are adhered to, and inspections are properly signed off on.

5. Delivery of Your New Home!

When the home site is ready, your new home will be promptly shipped and delivered from the manufacturer. Working hand in hand with a licensed, bonded and insured set up crew and crane company, Frank's Home Place can assemble your new home on its foundation usually within **2-5** days, depending on the size and particular construction of your home, as well as weather conditions.

Once the home is completely finished and set up, Frank's will perform a thorough walk-through to address any potential installation problems. Once the home buyer is completely satisfied, a **Certificate of Occupancy (CO)** will be issued, the lender will finalize the loan agreement, and a closing will be scheduled with a closing attorney. Frank's Home Place works closely with the closing attorney to make sure all the necessary documents are ready before the closing actually occurs. Your salesperson will usually accompany you to the closing to answer any questions

CONGRATULATIONS!!

YOU'RE A HOMEOWNER!

After the closing, the deed is recorded and you will be given the keys to your brand new home! And with the **2-10 Home Buyers Warranty**, you can rest assured that your new home has the best warranty protection available, as well as Frank's Home Place commitment to customer satisfaction through the entire home buying process, as well as continued customer service for problems that may arise **after** you move in!

For more information about the home buying process, as well as useful financing tips and a mortgage loan calculator, visit our website:

www.frankshomeplace.com