

MH Home Buyer Education Course Answer Key English

Course Pre-Test

1. An example of a factory-built home is...
 - b. A home built by a manufacturer and sold by a home retail center. The home is then moved to my location and installed.
2. The interest rate on a fixed rate mortgage fluctuates.
 - b. False
3. Providing instructions on how to prepare the home site and installation for your home is optional for the manufacturer.
 - b. False
4. ENERGY STAR costs more now but saves costs in the future.
 - a. True
5. Transportation and installation are always included in the price.
 - b. False
6. When you run into a problem purchasing a factory-built home, where is the first place to turn to resolve it?
 - a. The company or person responsible
7. To make sure your home and appliances are covered under a warranty, you should always....
 - d. All of the Above
8. When considering refinancing your home loan, you should always consider...
 - e. All of the Above

Decide if Now is the Right Time

Learning Check

1. Types of Factory-Built Homes Include.
 - f. All of the Above
2. When purchasing a Factory-Built home from a retail center, your new home will need to be transported to your home site. The home site may be....
 - d. All of the Above

Determine What Type of Factory-Built Home Is Right for You - Test

1. Both manufactured and modular homes are built to local code.
 - a. True
 - b. False
2. Financing has upfront and ongoing costs.
 - a. True
 - b. False
3. It is guaranteed to that all homes will sell with equity in them.
 - a. True
 - b. False
4. The federal HUD code for the design and construction of manufactured homes went into effect June 15,1976.
 - a. True
 - b. False
5. The HUD certification label and data plate refer to the same document.
 - a. True
 - b. False

Determine Where to Place Your Home Learning Check

1. What is one of the PROS of siting your home in a land-lease community?
 - a. True
 - b. Your home may be more affordable because you are not buying the land.
2. If you are buying an unsited manufactured home from a retail home center, it is best to determine where you will place your home before you buy one.
 - a. True

Decide Where to Place Your Home - Test

1. What is a placement option for an unsited manufactured home where you own the home and land?
 - a. True
 - b. Subdivision
2. Placing a home in a land-lease community may be more affordable than on land owned.
 - a. True
3. What type of placement option does not include covenants, conditions and restrictions (CC&Rs)?
 - a. True
 - b. False
 - c. Family-owned land
 - d. Family-owned land
4. It is best to determine where you place an unsited manufactured home after you buy one.
 - a. True
 - b. False
5. In a land-lease community, you could be given a 30-days notice for eviction.

a. True

Secure Your Financing Learning Check

1. When you are financing your home only, separately from land, this is known as a:

b. Chattel Loan

2. You can get a FREE copy of your credit report annually or whenever you are denied credit from each credit reporting agency.

a. True

3. There are no lending institutions that specialize in manufactured housing loans.

b. False

Secure Your Financing - Test

1. Government-insured loans usually require private mortgage insurance when your down payment is less than 20 percent.

b. False

2. The interest rate on a fixed-rate mortgage fluctuates.

b. False

3. Some nonprofits make mortgage loans.

a. True

4. Chattel loans are the only option for financing a manufactured home.

b. False

5. Interest rate and APR are the same thing.

b. False

6. If the loan-to-value were 90% for a \$200,000 home, the required down payment would be \$20,000.

a. True

7. Loan fees are the same across all lenders.

b. False

Shopping for a Home

Plan for Installation Learning Check

1. To ensure proper site preparation, it may be worth paying for a professional site preparation contractor rather than doing it yourself.
 - a. True
2. The installer or site contractor should provide you with written assurance that the soil has been properly compacted and graded for drainage away from the home.
 - a. True
3. Not all manufactured homes require a permanent foundation
 - b. False

Plan for Installation - Test

1. Simple foundations are mainly financed with mortgage financing.
 - b. False
2. You can make your own onsite additions without any repercussions
 - b. False
3. Providing instructions on how to prepare the home site and installation for your home is optional for the manufacturer.
 - b. False
4. Manufactured and modular homes are usually built in different factories.
 - b. False
5. A foundation has to meet state or local building code.
 - a. True

Shop for a Home Learning Check

1. ENERGY STAR specifications make your new home less affordable in the long term.
 - b. False
2. You should always get a written price from a factory-built home retailer that includes all home transportation and installation costs.
 - a. True

3. Most manufactured home models appear similar; however, construction quality varies widely.
- a. True

Shop for a Home - Test

1. What is a way to find a good retailer for a new factory-built home?
- d. All of the Above
2. ENERGY STAR costs more now but saves costs in the future.
- a. True
3. What is the type of warranty that covers the structural workmanship and factory-installed systems?
- a. Manufacturer warranty
4. Most new factory-built homes are sold by real estate agents.
- b. False
5. You should be approved for your loan before you go shopping for a factory-built home
- a. True

Navigate the Sales Transaction Learning Check

1. Purchase Agreements should include a financing contingency.
- a. True
2. The final step in the purchase and sales transaction is called the closing.
- a. True
3. When shopping for Homeowners Insurance, you should always see if there are special foundation system requirements.
- a. True

Navigate the Sales Transaction Test

1. Transportation and installation are always included in the price.
- b. False
2. A typical homeowner's insurance policy covers the contents of the home.
- a. True
3. Flood damage is normally covered in a homeowner's insurance policy
- b. False

4. A purchase agreement is an informal document.
b. False
5. Inspections for new and existing factory-built homes work the same
b. False

Move into your New Home

Care for Your Home After Move In Learning Check

1. It is important to keep proper housing-related records and legal documents in a fire- and water-safe filing cabinet or box.
a. True
2. All lenders set up escrow accounts, where a portion of each monthly mortgage payment is allocated to pay for one year's worth of taxes and insurance when they are due.
b. False
3. Before making any significant additions to your own land, you should...
d. All of the Above

Move into Your New Home - Test

1. What is the best place to start to help you provide adequate care and maintenance for your home?
c. Your Owner's Manual
2. Mortgage interest is the only item you can deduct from your income taxes as a homeowner.
b. False
3. If the current value of your home is \$125,000 and your loan balance is \$75,000, how much equity do you have?
b. \$50,000
4. Lenders can use workout options to help you keep your home while you overcome a financial hardship.
a. True
5. Maintenance and repairs do not require monthly savings.
b. False

Learning Check

1. Performing inspections before you complete the purchase.... While this is important, it is not the only benefit to getting inspections done before the purchase.

d. All of the Above

2. You should never remove your HUD Data Plate.

a. True

3. Manufactured Home retailers will steer you towards or require particular lenders.

b. False

4. Lenders must provide you with details about financing costs before you sign a credit agreement.

a. True

Get Help if Needed - Test

1. What is the minimum number of price quotes to get to make an informed choice?

c. Three

2. You may have additional rights beyond the federal consumer protections when you are buying a factory-built home.

a. True

3. When you run into a problem purchasing a factory-built home, where is the first place to turn to resolve it?

a. The company or person responsible

4. If you do not understand all of the details included in a contract, you can consult a trusted advisor.

a. True

5. All lenders must provide you with details about financing costs before you sign a credit agreement.

a. True

Course Summary

Post Test

1. An example of a factory-built home is....

b. A home built by a manufacturer and sold by a home retail center. The home is then moved to my location and installed.

2. The interest rate on a fixed rate mortgage fluctuates.

b. False

3. Providing instructions on how to prepare the home site and installation for your home is optional for the manufacturer.

b. False

4. ENERGY STAR costs more now but saves costs in the future.

a. True

5. Transportation and installation are always included in the price.

b. False

6. When you run into a problem purchasing a factory-built home, where is the first place to turn to resolve it?

a. The company or person responsible

7. To make sure your home and appliances are covered under a warranty, you should always....

d. All of the Above

8. When considering refinancing your home loan, you should always consider...

e. All of the Above