

# AFFORDABLE HOUSING THAT ROCS!

Resident-Owned Communities

NHHomeownership.org



NEW HAMPSHIRE  
HOUSING



## The Main Points

**NH Housing** has been a committed advocate for lending in resident owned communities (ROCs) and partnered with Fannie Mae to offer Conventional financing to maintain affordable homeownership in ROCs.

These loans aim to assist homeowners in building equity and ownership within a community that is resident-owned.

### ROC Loan Highlights:

- Fannie Mae Conventional Loan
- Downpayment Assistance
- 30-Year Fixed Financing
- Competitive Interest Rates
- 5% Downpayment Required
- Complimentary Online Education

For further details, visit [NHHomeownership.org](https://NHHomeownership.org), where you can access comprehensive product fact sheets that outline the ROC loan option.



Visit [NHHomeownership.org](https://NHHomeownership.org) for more information.

## Community Building at it's Finest!

### Let's Talk Community, Ownership and Affordability!

Resident-Owned Community (ROCs) mortgages offer an excellent opportunity for buyers looking to join a welcoming community. ROCs empower residents by allowing them to own their home and have a say in the management of their community, fostering a sense of belonging and stability. With a low downpayment requirement and competitive interest rates, these loans make it easier for households to achieve homeownership.



#### What ROC's are approved for lending?

Currently there are 13 Fannie Mae approved Resident-Owned Communities in NH. You can find the complete list online at [NHHomeownership.org](https://NHHomeownership.org)



#### Can I lend in any manufactured home park?

No, lending through this program is limited to communities approved by Fannie Mae.



#### What documents are required specific to the ROC Program?

While these loans follow the typical NH Housing documentation requirements, you will find there are some additional documents needed. You can find the stacking list [here](#) by selecting Home Preferred ROC.



#### Are there additional property requirements?

The home must be located in an approved ROC and meet Fannie Mae's manufactured home guidelines which can be found [here](#).



#### Can I get DPA on ROC loans?

Yes! Downpayment assistance is priced on a case-by-case basis. To request a custom DPA quote, email [Underwriters@nhhfa.org](mailto:Underwriters@nhhfa.org)



#### How can I get a ROC approved through Fannie Mae?

The ROC Board Member(s) would reach out to ROC NH to start the approval process. Michelle Audet leads this program. The phone number is 603-856-0727 or visit [Communityloanfund.org](https://Communityloanfund.org).



#### Do I need to worry a ROC will lose its approval before I close?

While every attempt is made to communicate the status of a ROC, you should review the current approval dates on the sheet linked [here](#). A ROC must be active and approved at purchase.



#### Do I need 20% down like other Manufactured Home Loans?

No! One of the benefits of the ROC program is that it has a minimum downpayment requirement of 5%! Follow your automated underwriting report for guidance.



#### What type of financing is offered for ROC Loans?

Great question! ROC Loans are offered through Fannie Mae, which means this is a standard 30-year conventional product with reduced MI for borrowers below 80% AMI. This includes [purchase](#) and [refinance](#)!