



## Modular vs Manufactured

Modular Homes	Manufactured Homes
Also known as prefabricated or factory stick built.	Also known as singlewide, doublewide, triplewide or sectionals.
Built to conform to all state, local, regional building codes such as; International Residential Code (IRC), Uniform Mechanical Code (UMC), Uniform Electrical Code (UEC), the same as on stick built homes.	Built according to the state construction standards act of 1976, known as Housing and Urban Development (HUD) code.
Built specifically for a basement or crawl space on personal property.	Installed on frost piers, engineered slabs, or basements. Can be installed on personal property or rented/leased property such as mobile home parks or communities.
Built in a controlled environment where no moisture touches the structure until completed.	Built in a controlled environment where no moisture touches the structure until completed.
There are many styles to choose from such as; rambler, 3 piece, 4 piece homes.	There are many styles to choose from such as; single section or double section.
Plumbing & heating are done on-site.	Self-contained home with a furnace, water heater, ducts & plumbing all on main floor.
Usually less expensive per square footage than site - built homes with the same longevity and value-increase over time as its site-built counterpart.	Generally less expensive than modular homes.
Financing is obtained the same as new construction/site-built homes, through a mortgage lender with the same interest rates.	Financing is obtained through a personal property loan or land/home packages. We have applications available or in some cases, your personal bank may be able to assist you.
We offer modular homes by Schult Homes, located in Redwood Falls, MN, a division of Clayton Homes, who is not only the oldest, but also one of the most respected in the industry.	We offer manufactured homes by Schult Homes, located in Redwood Falls, MN, a division of Clayton Homes, who is not only the oldest, but also one of the most respected in the industry.

**REDWOOD FALLS**  
 1600 East Bridge Street  
 Redwood Falls, MN 56283  
 888-521-7010 ext 2

**PAYNESVILLE**  
 28502 St Hwy 55 East  
 Paynesville, MN 56362  
 888-521-7010 ext 1

**FACTORYHOMECENTER.COM**  
 DLR LIC #MD-1728  
 CONTRACTOR LIC. #BC580962