

# Lee Gause of US Mobile Home Sales Shares Expert Insight on Manufactured Homes and Modular Homes in HelloNation

*What's the difference between manufactured homes and modular homes, and why does it matter?*

MARIANNA, FL, UNITED STATES, July 21, 2025 /EINPresswire.com/ -- What's the difference between manufactured homes and modular homes, and why does it matter? In a featured

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Modular homes are built to local building codes, while manufactured homes follow federal HUD standards.”

*Lee Gause*

[HelloNation article](#), Lee Gause of US Mobile Home Sales explains the critical distinctions between these two factory-built housing options. While both are constructed off-site in controlled environments, the regulatory frameworks and structural characteristics they follow have direct implications for site preparation, financing, and long-term value. Gause underscores the importance of understanding these differences to make sound housing

decisions, especially for buyers navigating zoning laws or evaluating future resale prospects.

Manufactured homes are built entirely in a factory and adhere to the federal HUD Code, which standardizes safety and construction across states. These homes arrive with a permanent steel chassis and are typically installed on piers or blocks. Modular homes, on the other hand, are assembled in sections, transported to the site, and installed on a permanent foundation. They must comply with local building codes, which often makes them more compatible with neighborhoods comprised of site-built homes. This difference not only affects how the home is perceived in the market, but also influences tax classification, insurance eligibility, and appraisal practices.

Gause points out that regulatory distinctions between the HUD Code and local building codes also shape financing opportunities. Manufactured homes, especially those on leased land, are frequently categorized as personal property, which can limit access to traditional mortgages. Modular homes, by meeting local construction standards and being installed on permanent foundations, are generally treated as real property and evaluated similarly to conventional housing. This classification plays a key role in a buyer's ability to secure funding and build equity over time.

The full article, [Understanding the Difference Between Manufactured and Modular Homes](#),

explores these foundational issues and offers practical guidance for consumers considering factory-built housing options.

#### About HelloNation

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