

This program is designed for moderate, low and very low income borrowers. The Rural Housing Program offers financing options for those borrowers who would not qualify for conventional or FHA loans without additional assistance.

More rural families and individuals may be eligible to become homeowners with the help of a USDA guaranteed home loan. When the federal government agrees to guarantee a loan, lending institutions can help buyers while incurring less risk. Through USDA's Guaranteed Rural Housing Loan Program, low and moderate income people can qualify for mortgages even without a down payment.

Program Requirements

To be eligible, applicants must:

- Have a minimum credit score of 640
- Have an adequate and dependable income
- Have an adjustable annual household income that does not exceed the moderate income limits established for the area
- Be a US citizen, qualified alien or be legally admitted to the United States.

Property Requirements

- **Eligible Areas:** Property must be located in a Rural Development eligible area. (Population of 10,000 or less; 20,000 or less if located outside a metropolitan statistical area).
- Can be made on new or existing homes
- **Other Real Estate Owned:** Borrower must not own adequate housing
- **Occupancy:** Primary residence only & no income-producing properties
- **Property Types:** Single family or Rural Development eligible condo/PUD
- Maximum of 10 acres, no exceptions
- Non-farm or income producing
- Contiguous to and have access to a paved or all-weather surface road

Property eligibility can be determined by visiting:

<http://eligibility.sc.egov.usda.gov>

Program Highlights

- **Financing:** No Down Payment
- **Term:** 30-year fixed rate
- **No Monthly Mortgage Insurance**
- **Typical Closing Costs:** May be financed if supported by appraisal
- **No First-Time Homebuyer Requirement**
- **Maximum Income:** County income limits apply
- **Gifts:** 100% gifting permitted. No Maximum Loan Limits

Funds For Closing

- **Closing Costs:** All closing costs may be financed except discount points unless borrower is below the Rural Development low income limit, then discount points may be financed.
- **Seller Concessions:** All closing costs and prepaids may be paid by seller concessions.
- **Gifting:** 100% gifting acceptable from disinterested 3rd party.
- **Cash Contribution:** No minimum cash contribution from borrowers