



## USDA RURAL DEVELOPMENT LOANS

**100% FINANCING AMORITIZED OVER 30 YEARS. PROPERTY ELIGIBILITY AND INCOME LIMITS APPLY.**

### Purchase

- Maximum LTV/CLTV 101%
- LTV based on appraised value
- Appraised Values greater than sales price closing costs can be financed.
- Items financed are guarantee fee, closing costs and pre-pays
- Discount pts cannot be financed
- No cash back

### Term Refinance

- Rate term refinance allowed only if existing GRH to new GRH
- Must be lower interest rate
- Max Loan Amount: 1.0% over existing GRH loan balance
- LTV cannot exceed 101% of current appraised value
- 12 month seasoning w/no 30 days past due within previous 180 days

**Cash Out Refinance** Not Allowed

### Eligible Income

- Income must be at or below 115 percent of area median income. RHS makes available local income information, adjusted for family size. Income Eligibility is based on HOUSEHOLD income.

### Eligible Borrowers

- U.S. Citizens
- Borrowers must have a valid Social Security Number
- Permanent resident aliens, with proof of lawful residence
- Non-permanent residents are allowed w/proof of lawful residence
- Co-signers & Non-occupant Co-borrowers are not permitted

### Eligible Properties

- 1-Unit Primary Residences
- PUD Units (Homeowners must be in control of association)
- Condos (Meets HUD/FHA, VA, FNMA or FHLMC guides)
- No Manufactured Housing

### Guarantee Fee

- Guaranteed Loan 1.00%
- Annual Fee 0.35%

### Credit / FICO Score

- Minimum credit scores 600

### Qualifying Ratio

- Per GUS
- Manual UW Max DTI 34%/41%

### Contributions by Interested Parties

- Seller contributions (or other interested parties) are limited to 6% of the sales price
- Six percent limit does not include:
  - closing costs and/or prepaid items paid by the lender through premium pricing
  - Upfront guarantee fee

### Property Requirements

- Must be located in rural areas designated by RD
- Must be functionally adequate & structurally sound
- Must have adequate and safe electrical, heating, plumbing, water and wastewater
- Must have contiguous to and have direct access from a street, road or driveway
- Septic inspections are required for all purchase transaction
- Maps defining eligible rural areas are available from GRH: <http://eligibility.sc.egov.usda.gov/eligibility>

**NOTE:** The property must not include buildings principally used for income producing purposes. Outbuildings such as; storage sheds, barns, silos, livestock facilities or greenhouses are permitted if they are not used primarily for an income producing agricultural, farming or commercial enterprise.

**Ask us about our Rural Living Program!**

This is not a commitment to lend. All loans subject to credit approval. Guidelines subject to change without prior notice. This information is provided to assist business professionals only and is not an advertisement extended to the consumer.

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