

Rural Development is Improving the Quality of Life for Rural America



Rural Housing Guaranteed Loan

USDA Rural Development works with lenders by guaranteeing Section 502 loans to help moderate-income individuals or households purchase homes in rural areas. The guaranteed funds may be used to build a new home or purchase new or existing homes.

Approved lenders under the Single Family Housing Guaranteed Loan program include:

- **Any State housing agency;**
- **Lenders approved by:**
 - **HUD** for submission of applications for Federal Housing Mortgage Insurance or as an issuer of Ginnie Mae mortgage backed securities;
 - **U.S. Veterans Administration** as a qualified mortgagee;
 - **Fannie Mae** for participation in family mortgage loans;
 - **Freddie Mac** for participation in family mortgage loans;
- **Any FCS (Farm Credit System) institution with direct lending authority;**
- **Any lender participating in other USDA Rural Development and/or Consolidated Farm Service Agency guaranteed loan programs.**

Loans are for thirty years. The promissory note interest rate is set by the lender. There is no required down payment. The lender must determine repayment feasibility, using ratios of repayment (gross) income to PITI and to total family debt.

Income Limits in Louisiana

Guaranteed Rural Housing Moderate Income Limits

All Parishes
 (Orleans Parish is Ineligible for Lending)

Number in Household	Income Amount*
1 Person	\$45,500
2 Persons	\$52,000
3 Persons	\$58,500
4 Persons	\$65,000
5 Persons	\$70,150
6 Persons	\$75,350
7 Persons	\$80,550
8 Persons	\$85,750

Effective March 28, 2003

*Add 8 percent of 4-person income limit for each person in excess of 4 persons.

“Moderate Income” is defined as 115 percent of the U.S. Median Family Income.

From the Program Director

Debbie Redfearn Single Family Housing Program Director

The guaranteed loan program in Louisiana continues to grow at an incredible rate. We have approved \$28.9 million more in loans this year than this time last year—which equates to an additional 286 loans. As of June 30, 2003, we have obligated 680 loans for a total of \$61,579,333. What these numbers really mean is that 680 Louisiana families have improved their quality of life by achieving the American dream of homeownership. This is fantastic!! Keep up the good work!

Funding is readily available. Beginning this fiscal year, funding will be on a no-year basis. In other words, excess funds from Fiscal Year 2003 will carry over into Fiscal Year 2004. This should help prevent any interruption in funding so that you may better serve your customers.

The Guaranteed Rural Housing Specialists in Louisiana are always available and ready to assist you. Do not hesitate to contact them with questions/recommendations. A contact list is attached for your convenience.

For more information on Rural Housing Guaranteed Loans, visit our website at: <http://www.rurdev.usda.gov/rhs/>

Things to Know

ADMINISTRATIVE NOTICES

The following Administrative Notices have been issued addressing Guaranteed Rural Housing loan-making and servicing issues:

RN AN No. 3877 (1980-D), dated June 19, 2003, clarifies policies concerning loss mitigation actions.

RD AN No. 3848 (1980-D), dated April 10, 2003, elaborates upon acceptable forms of employment income verifications.

RD AN No. 3862 (1924-A), dated April 29, 2003, provides guidance on compliance with the final rule—*Requirements for Notification, Evaluation and Reduction of Lead-Based Paint Hazards in Federally Owned Residential Property and Housing Receiving Federal Assistance*—published by the Department of Housing and Urban Development.

RD AN No. 3861 (1980-D), dated May 15, 2003, clarifies the provisions of RD Instruction 1980-D regarding the content and submission requirements for SF-GRH lender real estate owned (REO) property disposition plans.

RD AN No. 3865 (1980-D), dated May 26, 2003, clarifies RD Instruction 1980-D requirements for the future recovery of sale proceeds when Real Estate Owned property (REO) held by the guaranteed lender sells at a higher price than the appraised value used to estimate a loss on unsold REO.

See Rural Development's Administrative Notices website to view the entire Administrative Notice:
http://rdinit.usda.gov/regs/an_list.html

INSTRUCTIONS, FORMS, PROCEDURE NOTICES

Rural Development (RD) Instructions, Forms, Procedure Notices (PNs), and Administrative Notices (ANs) can be viewed on the Internet. The URL link is: <http://rdinit.usda.gov/regs/>. To obtain Rural Development forms, visit the EGov website: <http://www.sc.egov.usda.gov/>

To obtain a copy of Louisiana Administrative Notices, contact the Guaranteed Rural Housing Specialist in your area.

LENDER APPROVAL

The following lender has been approved for participation in Louisiana:

Dryades Savings Bank, F.S.B.
231 Carondelet Street, Suite 200
Post Office Box 56009
New Orleans, Louisiana 70156-6009
Contact: Virgil Robinson, Jr.

VISIT OUR BOOTH

Please visit Rural Development representatives from Louisiana, Mississippi, and Alabama at the USDA Rural Development booth for the 2003 Greater Gulf States Mortgage Convention. This year's convention will be at the New Orleans Marriott Hotel on Friday, August 15, 2003. Louisiana will be represented by Pat Guillory and Scott Pousson. We look forward to seeing you!

Important Announcement For Lenders

Effective April 1, 2003, please submit loan packages with **revised Form RD 1980-21, Request for Single Family Housing Loan Guarantee**. The form was revised to include notification to the applicant of the Agency's rights under the Debt Collection Improvement Act (DCIA).



Contact Us!

USDA Rural Development provides a full range of rural development credit services in rural Louisiana. The Louisiana Rural Development State Office is located at 3727 Government Street, Alexandria, Louisiana 71302, and the telephone number is (318) 473-7921. There are four area offices located throughout the state to serve Louisiana residents.

A handy contact list is attached to this newsletter for the Rural Development Single Family Housing Program in Louisiana. If you have any questions about the Guaranteed Rural Housing Program, please contact one of the representatives listed. We look forward to hearing from you!

Address Updates, Questions, and Comments

In an effort to save paper and postage, we are distributing this and future newsletters by e-mail. Thanks go to those of you who have responded to our request and provided us your e-mail address—our e-mail address list is growing longer each day. If you would like to add your name to our e-mail distribution list for newsletters and program announcements, please provide your e-mail address to debbie.redfearn@la.usda.gov.

Please send changes of address to Debbie Redfearn at debbie.redfearn@la.usda.gov or 3727 Government Street, Alexandria, Louisiana 71302.

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To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, Room 326-W, Whitten Building, 1400 Independence Avenue, SW, Washington, DC 20250-9410 or call (202) 720-5964 (voice or TDD). USDA is an equal employment opportunity provider, lender, and employer.

USDA Rural Development

Single Family Housing Program

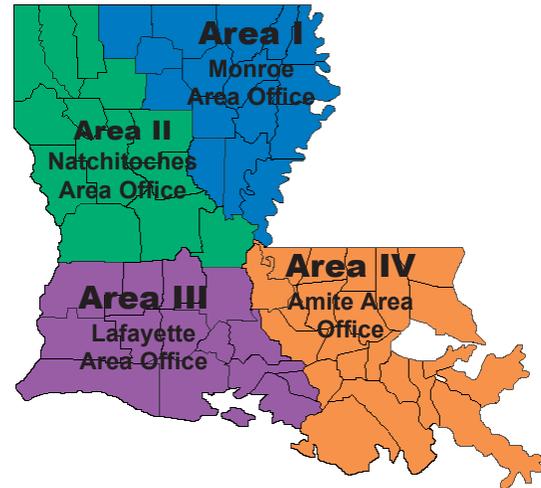
Contacts

USDA Rural Development State Office

3727 Government Street
Alexandria, Louisiana 71302
Telephone: (318) 473-7630
TDD/TTY: (318) 473-7655
Fax: (318) 473-7829

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debbie.redfearn@la.usda.gov

Scott Pousson
Single Family Housing Specialist
scott.pousson@la.usda.gov



Area I

Pat Guillory
Single Family Housing Guaranteed Loan Specialist
USDA Service Center
2410 Old Sterlington Road, Suite C
Monroe, Louisiana 71203
Telephone: (318) 343-4467, ext. 109
Fax: (318) 343-5776
pat.guillory@la.usda.gov

Parishes served:
Caldwell, Catahoula, Claiborne, Concordia, East Carroll, Franklin, Jackson, LaSalle, Lincoln, Madison, Morehouse, Ouachita, Richland, Tensas, Union, and West Carroll

Area III

Charles Miniex
Single Family Housing Guaranteed Loan Specialist
USDA Service Center
Whitney National Bank
905 Jefferson Street, Suite 320
Lafayette, Louisiana 70501-7913
Telephone: (337) 262-6601, ext. 119
Fax: (337) 262-6823
charles.miniex@la.usda.gov

Parishes served:
Acadia, Allen, Beauregard, Calcasieu, Cameron, Evangeline, Iberia, Jefferson Davis, Lafayette, St. Landry, St. Martin, St. Mary, and Vermilion

Area II

Mary Lu Wilkerson
Single Family Housing Guaranteed Loan Specialist
USDA Service Center
6949 Highway 1 Bypass, Suite 103
Natchitoches, Louisiana 71457
Telephone: (318) 352-7100, ext. 128
Fax: (318) 354-1682
mary.wilkerson@la.usda.gov

Parishes served:
Avoyelles, Bienville, Bossier, Caddo, DeSoto, Grant, Natchitoches, Rapides, Red River, Sabine, Vernon, Webster, and Winn

Area IV

John Friedman or Doug Lawrence
Single Family Housing Guaranteed Loan Specialists
USDA Service Center
805 West Oak Street, Room 3
Amite, Louisiana 70422
Telephone: (985) 748-8751, ext. 127 or 136
Fax: (985) 748-4940
john.friedman@la.usda.gov
doug.lawrence@la.usda.gov

Parishes served:
Ascension, Assumption, East Baton Rouge, East Feliciana, Iberville, Jefferson, Lafourche, Livingston, Plaquemines, Pointe Coupee, St. Bernard, St. Charles, St. Helena, St. James, St. John, St. Tammany, Tangipahoa, Terrebonne, Washington, West Baton Rouge, and West Feliciana