

Homeowner Spared Foreclosure Thanks to USDA

Outline Of Need:

Utica, Nebraska is home to slightly over 700 rural residents, one of which is homeowner John Lupien. John was diagnosed with carcinoma of the lung and became unable to work while his medical expenses continued to grow. With his decrease in income and increase in medical bills John was fearful of losing his home through foreclosure on his conventional home loan.

Additionally, John's home was in dire need of several repairs/improvements. The roof leaked and needed immediate attention before the interior of the home suffered extensive damage. Single pane windows, which lacked insulation, were a constant source of energy loss. The house had not been painted in many years. The peeling paint left the wood exposed to the outside elements. Upstairs there was no heat source available making the upstairs unbearable in the winter.

How Rural Development Helped:

John, restricted to limited disability income, could not qualify for a traditional bank loan to refinance his home loan at the existing low interest rates and to pay for the needed home repairs/improvements. A second mortgage was also out of the question. John learned about the USDA Rural Development Single Family Housing (SFH) Direct Loan program and contacted USDA Rural Development for help. Application papers were completed and approved for the refinancing of his conventional home loan plus monies for the essential home repairs/improvements.

The Results:

With the new rate and terms along with the payment assistance afforded through USDA Rural Development's SFH Direct Loan program, John is still in his home today. He was also able to make the home repairs/improvements that were badly needed.

John Lupien's home now sports a new roof, siding, gutters, soffits and downspouts along with new energy efficient windows and doors and a repaired foundation. New insulation has been installed along with permanent heat in each upstairs bedroom. Electrical work has been completed and the bathroom and kitchen remodeled.

John comments, "It is such a relief to know that I can keep my home and all the improvements have made my house look so nice. My utility bill will be less now that my home is energy efficient and the heat upstairs will be a welcomed comfort this winter. Thank you USDA Rural Development for all your support."

(June 2002)

Before



After

