

USDA RURAL DEVELOPMENT NEBRASKA

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USDA RURAL DEVELOPMENT ANNOUNCES TOP NEBRASKA GUARANTEED RURAL HOUSING LENDERS

Lincoln, Neb., Jan. 10--The U.S. Department of Agriculture's (USDA) Rural Development has announced the top Nebraska lenders for its Guaranteed Rural Housing (GRH) Loan Program in Fiscal Year 2001. These lenders are summarized:

First National Bank of Columbus, Top Lender with more than \$2.8 million.
The Cornerstone Bank of York, more than \$2.5 million.
Major Mortgage of Columbus, over \$2.3 million.
Adams Bank of Ogallala, with over \$2.2 million.
Columbus Federal of Columbus, in excess of \$2.0 million.
Platte Valley National Bank of Scottsbluff, over \$1.8 million.
Cozad State Bank of Cozad, exceeded \$1.2 million.
Security First Bank of Cozad, over \$1.1 million.
United Nebraska Bank of Lexington, in excess of \$1.1 million.
Security National Bank of Allen, more than \$885,000.
Union Bank and Trust of Lincoln, over \$842,000.

The USDA Rural Development Guaranteed Rural Housing (GRH) Loan Program in Nebraska continues to be extremely successful. In Fiscal Year 2001, a total of 48 approved lenders participated in the GRH Loan Program by providing approximately \$29 million to 533 rural Nebraska households to assist them in obtaining homeownership.

USDA Rural Development anticipates another strong year for its GRH Loan Program as funding availability for Fiscal Year 2002 is virtually unlimited. Nebraska Rural Development, at the present time, has 120 approved lenders for the GRH Loan Program. As of January 10, 2002, 96 home loans totaling over \$5.2 million have been obligated under the program in Fiscal Year 2002.

Nebraska USDA Rural Development State Director Jim Barr states, "This program provides individuals and families a chance at rural homeownership, who otherwise would be unable to meet the qualifications of conventional loan terms." Barr further states, "We are very pleased with the news of the virtually unlimited guaranteed loan funds available this fiscal year and I encourage approved lenders to utilize these dollars. By approved lenders and USDA Rural Development working together, more Nebraskans will be able to achieve rural homeownership."

Eligible households can qualify for home mortgages with no down payment required. This is accomplished by loan funds being provided by a private lending institution, with the Federal Government issuing a guarantee on the loan funds. The dwelling must be in a rural community with a population of up to 20,000. Norfolk, Columbus and Scottsbluff/Gering/Terrytown are also eligible communities.

Due to a legislative change last year, a loan made under the GRH Loan Program may now be used for the purpose of refinancing an existing Section 502 Guaranteed or Direct Loan. With the recent decline in interest rates, this comes as great news to existing Guaranteed Loan borrowers or Direct Loan borrowers as they may benefit from refinancing their present home loan by obtaining a guaranteed loan with a lower interest rate.

For additional information on becoming an approved lender or on applying for a guaranteed home loan, you may contact any USDA Rural Development Office including the State Office at Room 152 Federal Building, 100 Centennial Mall North, Lincoln, Neb. 68508-3888 or phone (402) 437-5571.
Visit www.rurdev.usda.gov/ne/.

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