



Single Family Housing Guaranteed Loan Program: REFINANCE FACT SHEET

Processing Requirement	Streamlined Refinance Guaranteed loans are eligible.	Non-streamlined Refinance Guaranteed and Direct loans are eligible.	Rural Refinance Pilot Direct and Guaranteed loans are eligible.
Is it required that the loan to be refinanced be a Section 502 Direct or Guaranteed loan, and not an FHA, VA, Fannie Mae or Freddie Mac loan?	YES	YES	YES
What are the correct Upfront and annual guarantee fees?	Upfront: 2% Annual: .40%	Upfront: 2% Annual: .40%	Upfront: 2% Annual: .40%
Do the adjusted household income limits apply?	YES Full income documentation of all adult household members is required.	YES Full income documentation of all adult household members is required.	YES Full income documentation of all adult household members is required.
Does the property have to be located in an eligible rural area?	NO Properties eligible at origination that have become ineligible are still eligible.	NO Properties eligible at origination that have become ineligible are still eligible.	NO Properties eligible at origination that have become ineligible are still eligible.
Must this property be the borrower's primary residence?	YES	YES	YES
Which States/Territories are eligible?	All eligible	All eligible	AK, AL, AR, AZ, CA, CO, FL, GA, ID, IL, IN, KS, KY, MI, MO, MS, MT, ND, NV, NJ, NM, NC, OH, OK, OR, RI, SC, SD, TN, TX, UT, WA, WI, WV, and Puerto Rico only.
May borrowers be added or deleted from the current loan?	YES New borrowers may be added, existing borrowers may be deleted. One original borrower must remain.	YES New borrowers may be added, existing borrowers may be deleted. One original borrower must remain.	NO New borrowers may be added. Existing borrowers may not be deleted unless they are deceased.

Is a credit report required?	YES Adverse credit per 1980.345(d)(1) must have a documented credit waiver that meets 1980.345(d)(3).	YES Adverse credit per 1980.345(d)(1) must have a documented credit waiver that meets 1980.345(d)(3).	NO Lenders must verify the previous 12 months of mortgage payments have been paid as agreed. If a credit report is obtained, only the mortgage payment history should be reviewed.
What may be included in the new loan amount?	Principal balance of loan and the one time up-front guarantee fee.	Principal balance of loan, the one- time up-front guarantee fee, accrued interest, eligible closing costs, lender fees, and eligible loan purposes per 1980.310, etc. may be included if there is room between the principal balance of the loan and the appraised value.	Principal balance of loan, the one-time up-front guarantee fee, accrued interest, eligible closing costs, lender fees, and eligible loan purposes per 1980.310, etc. may be included. In addition, lenders may charge to the borrower, or collect from a lender paid compensation plan, an origination fee (commission) not to exceed 1% of the loan amount.
Eligible closing costs/lenders fees	Lenders may charge normal and customary closing costs.	Lenders may charge normal and customary closing costs.	Lenders may charge normal and customary closing costs. Such charges may not exceed the cost paid by the lender or charged to the lender by the service provider.
Can Direct loan subsidy recapture due be financed into the new loan?	NO Direct loans are not eligible for regular streamlined refinance transactions.	YES Subsidy recapture due may be financed as part of the loan balance. The recapture amount due may be deferred when subordinated to the new guaranteed loan. A 25% discount will be applied to recapture due if the borrower pays the balance due rather than defer.	NO Recapture due must be paid by the borrower or subordinated. The Centralized Servicing Center (CSC) will assist lenders to determine subsidy due and prepare subordination agreements if applicable.
Interest Rate	Fixed rate.	Fixed rate.	Fixed rate, a minimum of 100 basis points below the current interest rate. May not exceed maximum rate per 1980.320.
Loan Term	30 years	30 years	30 years
Ratios	29/41 A debt ratio waiver may be requested with documented compensating factors.	29/41 A debt ratio waiver may be requested with documented compensating factors.	No ratio thresholds apply/no calculation required.

Is a new appraisal required?	NO	YES	NO: Guaranteed loans to Guaranteed loans. Direct loans to Guaranteed loans that have never received subsidy as confirmed by CSC. YES: Direct loans to Guaranteed loans that received subsidy. The appraisal is for the purpose of calculating subsidy recapture.
Is a HUD Handbook Inspection required?	NO	NO	NO
Are additional property inspections (Termite, Septic, or Well) required?	NO	NO	NO
Is a flood determination certificate required?	YES Flood insurance must be obtained if necessary. No flood elevation survey is required.	YES Flood insurance must be obtained if necessary. No flood elevation survey is required.	YES Flood insurance must be obtained if necessary. No flood elevation survey is required.
Is cash out allowed?	NO Borrowers may only receive cash back for eligible loan costs they have advanced personal funds.	NO Borrowers may only receive cash back for eligible loan costs they have advanced personal funds.	NO Borrowers may only receive cash back for eligible loan costs they have advanced personal funds.
Can the loan be processed in GUS?	NO	YES	NO

RURAL REFINANCE PILOT STATE CONTACTS

ALASKA	Karen LaMouria	907-761-7732	Karen.lamouria@ak.usda.gov
ALABAMA	Brian Yarbrough Cynthia Smith	256-532-1677 ext. 4 256-532-1677 ext. 4	Brian.yarbrough@al.usda.gov Cynthia.smith@al.usda.gov
ARKANSAS	Terrie Rose	501-301-3235	Terrie.rose@ar.usda.gov
ARIZONA	Katie Yager	602-280-8741	Kathryn.yager@az.usda.gov
CALIFORNIA	Annette Joyer Ed Amen Nellie Nunez Violet Gomes	916-714-1104 ext. 107 530-226-2589 559-734-8732 ext. 110 831-757-5294 ext. 106	Annette.joyer@ca.usda.gov Ed.amen@ca.usda.gov Nellie.nunez@ca.usda.gov Violet.gomes@ca.usda.gov
COLORADO	Bernice Williams	720-544-2919	Bernice.williams@co.usda.gov
FLORIDA			RA.Flgainesv2.RD.questions@fl.usda.gov
GEORGIA	Ashley Carlan Patricia Turner	706-546-2169 706-546-2169	Ashley.carlan@ga.usda.gov Patricia.turner@ga.usda.gov
IDAHO	Pam Cook	208-378-5628 ext. 1	Pamela.cook@id.usda.gov
ILLINOIS	Lindsey Keyes Nicki Morgan	217-403-6216 217-403-6232	Lindsey.keyes@il.usda.gov Nicki.morgan@il.usda.gov
INDIANA	Vince Maloney	317-295-5774 ext. 414	Vince.maloney@in.usda.gov
KANSAS	Kevin Culley	785-271-2722	Kansas-GRH@ks.usda.gov
KENTUCKY	Darren Foster John Wells	859-224-7322 270-821-4430	Darren.foster@ky.usda.gov John.wells@ky.usda.gov
MICHIGAN	Kevin Smith Shelly Fuller	888-771-6993 ext. 113 800-944-8119 ext. 126	Kevin.smith@mi.usda.gov Shelly.fuller@mi.usda.gov
MISSOURI	Nancy Long Pam Anglin Program Questions	573-876-9300 573-876-9305	Nancy.long@mo.usda.gov Pam.anglin@mo.usda.gov Ra.grhlenderquestions@mo.usda.gov
MISSISSIPPI	Ivan Kiani	601-965-4325 ext. 133	Ivan.kiani@ms.usda.gov
MONTANA	Kim Maines	406-829-3395 ext. 105	Kim.maines@mt.usda.gov
NEVADA	Heather Simola William Brewer	775-887-1222 ext. 107 775-887-1222 ext. 105	Heather.simola@nv.usda.gov William.brewer@nv.usda.gov
NEW JERSEY	Neal Hayes	856-787-7732	Neal.hayes@nj.usda.gov
NEW MEXICO	Art Garcia	505-761-4973	Arthur.garcia.nm.usda.gov

NORTH CAROLINA	Dale Poplin	919-873-2059	Dale.poplin@nc.usda.gov
	Kathi Trenner	919-873-2079	Kathy.trenner@nc.usda.gov
	Catherine Brown	919-873-2036	Catherine.brown@nc.usda.gov
	Nikki Denney	919-873-2045	Nicki.denney@nc.usda.gov
NORTH DAKOTA	Barry Borstadt	701-250-4298 ext. 140	Barry.borstadt@nd.usda.gov
	Sandra Dewald	701-250-4367 ext. 109	Sandra.dewald@nd.usda.gov
OHIO	Mark Gideon	614-255-2402	Mark.gideon@oh.usda.gov
OKLAHOMA	Denise Heid	405-742-1078	Denise.heid@ok.usda.gov
OREGON	Kate Bateman	503-414-3393	Kate.bateman@or.usda.gov
PUERTO RICO	Sonia Zamot	787-766-5095 ext. 162	Sonia.zamot@pr.usda.gov
	Arlene Zambrana	787-766-5095 ext. 156	Arlene.zambrana@pr.usda.gov
RHODE ISLAND	Steven Lacoste	413-253-4326	Steven.lacoste@ma.usda.gov
SOUTH CAROLINA	Loretta Friday	803-253-3094 ext. 116	Loretta.Friday@sc.usda.gov
SOUTH DAKOTA	Shannon Kleinsasser	605-352-1132 ext. 1140	Shannon.kleinsasser@sd.usda.gov
TENNESSEE	John Prince	615-783-1376	John.prince@tn.usda.gov
TEXAS	John Kirchhoff	254-742-9770	John.Kirchhoff@tx.usda.gov
UTAH	Kristine Dahlberg	801-524-4329	Kristine.Dahlberg@ut.usda.gov
WASHINGTON	Tammy Repine	360-704-7767	WA-grh@wa.usda.gov
	Benjamin (Ed) Reynolds	360-704-7765	WA-grh@wa.usda.gov
WISCONSIN	Julie Czappa	715-345-7620 ext. 119	Julie.czappa@wi.usda.gov
WEST VIRGINIA	David Cain	304-284-4872	David.cain@wv.usda.gov