

What are you waiting for?
Call Rural Development
TODAY!



Call your local Rural Development office for more details and a list of approved lenders in your area!



At USDA Rural Development, we don't work for the government. We work for the people! We dream big and work hard, just like the citizens we serve!



Illinois Rural Development has more than 200 participating lenders! Choosing a lender to assist you with 100% guaranteed financing will be your choice.



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Equal Opportunity Lender

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To file a complaint of discrimination, write: USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C., 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an Equal Opportunity provider, employer, and lender.



Committed to the future of rural communities.

Guaranteed Rural Housing Loan Program



100% Financing
No Monthly Mortgage Insurance
Flexible Credit and Qualifying Guidelines
Choose Your Own Local Lender

What is a Guaranteed Loan?

USDA Rural Development partners with your local lenders to help them extend 100 percent financing opportunities to rural individuals and families. The federal government agrees to “guarantee” the bank’s loan to you, thereby reducing its risk when making mortgage loans. The end result is more buyers achieve the dream of homeownership with affordable and attractive terms with assistance from Rural Development!

Who is eligible?

Loan applicants must:

- Have an adequate and dependable income.
- Be a US citizen or permanent resident.
- Have an adjusted annual income that does not exceed the limit for the county in which they are purchasing a home.
- Have a credit history that indicates a reasonable willingness to meet obligations and ability to repay their debts.
- Qualify within the flexible guidelines offered by Rural Development for housing and debt loads.

Borrowers may work with an approved lender of their choice to gain approval for guaranteed financing!

100% GUARANTEED FINANCING IS NOT
JUST FOR FIRST TIME HOMEBUYERS!

What are the loan terms?

- Loan amount can be up to 100% of the APPRAISED or “As Improved” value plus the guarantee fee.
- Loan funds may be used to purchase and repair a home and may include closing costs.
- Only 30 year fixed rate loans.
- No monthly mortgage insurance. A one time guarantee fee may be rolled into the loan.
- Homebuyers make application with approved lenders of their choice.
- No limit on seller concessions (seller pays for costs/repairs) or gift/grant funds from community organizations or relatives.
- NO MAXIMUM PURCHASE PRICE! Borrowers can buy the home that meets their needs.

What types of homes qualify?

Guaranteed loans may be made on either NEW or EXISTING homes that:

- Are located in eligible rural areas.
- Are structurally sound, functionally adequate, and in good repair.
- Are certified by a state licensed home inspector or appraiser for plumbing, heating, water, waste disposal, and electric systems that all are in proper working condition (EXISTING homes only).
- Constructed and inspected according to a the local code with a 1-year warranty (NEW homes only).

Rural Development works hard to help ensure that your home will be in move-in condition.



What if I want new construction?

Rural Development can guarantee newly built homes as well. New homes are subject to the same inspections and standards as existing homes.

There are three inspections (footing, framing, and final) that are required to ensure proper construction methods were applied to the home—UNLESS you are building in an area where building permits are standard for all new dwellings. If this is the case, your builder and lender may submit this permit and local code inspections in lieu of additional requirements.

A final appraisal and inspection are always required.

Rural Development also finances NEW manufactured homes, as long as they are built by an approved dealer-contractor. For a list of approved dealers call your local Rural Development office for more information.

How can I get more information to see if I qualify?

Call your local Rural Development office OR LOG ON: www.rurdev.usda.gov/il/grh.htm

This is the Illinois Guaranteed Website.

1. Click on “Income/Property Eligibility.”
2. Click on “Income Eligibility/Single Family Housing.”
3. Pick Illinois; pick a county.
4. Answer each question, and don’t forget to enter your GROSS MONTHLY income when requested. Each question will help drill down your gross income to assist you in qualifying for guaranteed financing.
5. At the end you will receive a preliminary “Eligible/Ineligible” determination. Please contact your local Rural Development office to confirm your results.