



Committed to the Future of Rural Communities

Homeownership Financing

Single Family Direct Loans



- ★ 1% Interest rate for qualified borrowers
- ★ 100% financing. No downpayment
- ★ 33 year mortgage
- ★ No origination or guarantee fees
- ★ Flexible qualifying standards
- ★ Not restricted to first time buyers
- ★ Build new or purchase existing
- ★ Purchase price limit \$150,000 or \$165,000 for qualified applicants for homes meeting energy efficiency standards.
- ★ No limit on source or amount of contribution to closing costs
- ★ No mortgage insurance
- ★ Financing can be used with other financing products
- ★ May partner with KHRC First-time Homebuyer Program

USDA Rural Development

Greensburg Office Located Southwest of Courthouse

or

2106 East Spruce Street, Garden City, KS 67846-6362

Phone (620) 275-0211

Fax (620) 275-4903



Equal Housing Opportunity

SEE REVERSE FOR MORE...

PROGRAM SUMMARY

USDA Rural Development has 100% low-interest financing for those who qualify. Payments are based on income, with no downpayment required. Since USDA Rural Development may be able to help those who do not qualify for conventional loans, our programs enable many people to buy homes who otherwise could not afford to do so.

To qualify for a USDA Direct Home Loan:

- Gross Income must be below 80% of the County Median Income
- Must have acceptable credit history
- Must have acceptable employment
- Must be a U.S. Citizen or a Legal Resident Alien

Annual Income Limits for Kiowa County

Family Size	1	2	3	4	5	6	7	8
Income Limit	27,900	31,900	35,850	39,850	43,050	46,250	49,400	52,600

PAYMENT EXAMPLE

\$125,000 Purchase Price, 1% effective Interest Rate, Taxes/Ins. estimate *\$100/mo., Family of 4 with annual income of \$24,750

RD Loan (Prin. + Int. - **Subsidy) =	\$371
Escrow taxes and insurance =	<u>100</u>
Monthly Payment =	\$471

* Assumes tax abatement under Neighborhood Revitalization Program.

** Subsidy based on a formula tied to income. Subsidy declines as income goes up. Subsidy does not go below a 1% effective interest rate. Subsidy received must be re-paid to government when the home is sold or when loan is paid in full.

For more information or to apply for a loan, please contact:

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or

**2106 East Spruce
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