

Section 502 Direct Loans

For more information, contact the local office near you, or visit our website at:

<http://www.rurdev.usda.gov/wa>

USDA Rural Development provides owner occupied, Single Family Housing loans to eligible low income applicants who are unable to obtain credit elsewhere. Applicants may obtain 100% Direct financing to:



- Purchase and/or repair **new or existing housing (including new manufactured housing)**
- Purchase a building site and **construct a dwelling**
- Build a home with the **Self Help** method. Under this program, applicants provide sweat equity labor to build their own homes.
- Purchase a **government owned home** or **assume** an existing 502 Direct loan. For a list of government owned homes visit <http://www.resales.usda.gov>

Generally, properties financed may not exceed 1,800 square feet of above grade living area and must be located in a rural area. In most cases, an area is considered rural if the population is 10,000 or less. The following website can be used to help you determine both applicant and property eligibility: <http://eligibility.sc.egov.usda.gov/eligibility/>.

Based on income level, applicants may qualify for monthly payment assistance (subsidy), which is subject to recapture when the loan is paid off. Eligibility requirements include but are not limited to:

- **Adjusted household income** which is at or below 80% of median income (see chart on page 2). Adjusted income is calculated by subtracting eligible deductions from the gross income of all adult household members.
- **A satisfactory credit history.** A credit score of 640 or above typically indicates satisfactory credit. However, applicants with lower scores, or who have had credit difficulties, may be eligible under certain circumstances.
- **A stable source of income**, which provides adequate **ability to repay** the loan payments.
- Be a **U.S. Citizen or legally admitted U.S. resident** who is **18 years of age** or older and is **able to enter into a binding contract**.
- Meet **other eligibility** requirements

Sample Adjusted Income Calculation for a Family of 6 with 4 children:

Gross Annual Income:	\$65,000
Minus	
\$480 deduction per child:	\$ 1,920
Minus	
\$600 per month daycare:	\$ 7,200
Adjusted Income	\$55,880

For a **FREE loan Pre-Qualification**
contact one of our offices today!

SECTION 502 Direct Program INCOME and AREA LOAN LIMITS

Office	County	Maximum Adjusted income limits per number in household								Maximum Property Value/Loan Amount
		1	2	3	4	5	6	7	8	
Mount Vernon 2021 E College Mt Vernon, 98273 (360) 428-4322 Ext. 4.	Island	\$43,600	\$49,850	\$56,050	\$62,300	\$67,300	\$72,250	\$77,250	\$82,250	\$ 267,500
	King	\$45,500	\$52,000	\$58,500	\$65,000	\$70,200	\$75,400	\$80,600	\$85,800	\$ 252,000
	San Juan	\$38,000	\$43,450	\$48,850	\$54,300	\$58,650	\$63,000	\$67,350	\$71,700	\$ 313,200
	Skagit	\$36,900	\$42,150	\$47,450	\$52,700	\$56,900	\$61,150	\$65,350	\$69,550	\$ 226,300
	Snohomish	\$45,500	\$52,000	\$58,500	\$65,000	\$70,200	\$75,400	\$80,600	\$85,800	\$ 246,100
	Whatcom	\$38,000	\$43,400	\$48,850	\$54,250	\$58,600	\$62,950	\$67,250	\$71,600	\$ 241,300
Port Angeles 1601 E Front St. Port Angeles, 98362 (360) 452-8994 Ext. 4.	Clallam	\$32,550	\$37,200	\$41,850	\$46,500	\$50,200	\$53,950	\$57,650	\$61,400	\$ 213,400
	Jefferson	\$35,450	\$40,500	\$45,600	\$50,650	\$54,700	\$58,750	\$62,800	\$66,850	\$ 221,600
	Kitsap	\$42,350	\$48,400	\$54,450	\$60,500	\$65,350	\$70,200	\$75,000	\$79,850	\$ 230,800
Olympia 1835 Black Lake Blvd, Ste C Olympia, 98513 (360) 704-7760	Grays Harbor	\$32,150	\$36,700	\$41,300	\$45,900	\$49,550	\$53,250	\$56,900	\$60,600	\$ 190,000
	Lewis									\$ 202,600
	Mason	\$33,700	\$38,500	\$43,350	\$48,150	\$52,000	\$55,850	\$59,700	\$63,550	\$ 204,900
	Pierce	\$40,150	\$45,900	\$51,600	\$57,350	\$61,950	\$66,550	\$71,100	\$75,700	\$ 222,600
	Thurston	\$42,000	\$48,000	\$54,000	\$60,000	\$64,800	\$69,600	\$74,400	\$79,200	\$ 224,900
Brush Prairie 11104 NE 149 th St, Bldg C, Ste 300 Brush Prairie, 98606 (360) 883-1987 Ext. 4	Clark	\$40,900	\$46,700	\$52,550	\$58,400	\$63,050	\$67,750	\$72,400	\$77,100	\$ 212,800
	Cowlitz	\$33,100	\$37,850	\$42,550	\$47,300	\$51,100	\$54,850	\$58,650	\$62,450	\$ 221,900
	Pacific	\$31,150	\$36,700	\$41,300	\$45,900	\$49,550	\$53,250	\$56,900	\$60,600	\$ 199,900
	Wahkiakum	\$35,000	\$40,000	\$45,000	\$50,000	\$54,000	\$58,000	\$62,000	\$66,000	\$ 212,700
Wenatchee 301 Yakima St, Ste 317 Wenatchee, 98801 (509) 663-4019	Chelan	\$32,850	\$37,550	\$42,250	\$46,950	\$50,700	\$54,450	\$58,200	\$61,950	\$ 218,200
	Douglas									\$ 185,200
	Ferry	\$32,150	\$36,700	\$41,300	\$45,900	\$49,550	\$53,250	\$56,900	\$60,600	\$ 168,600
	Grant									\$ 183,700
	Lincoln									\$ 174,600
	Okanogan	\$32,150	\$36,700	\$41,300	\$45,900	\$49,550	\$53,250	\$56,900	\$60,600	\$ 184,200
	Pend									\$ 176,600
	O'Reille	\$35,200	\$40,250	\$45,250	\$50,300	\$54,300	\$58,350	\$62,350	\$66,400	\$ 177,600
	Stevens									\$ 186,600
Spokane	\$35,200	\$40,250	\$45,250	\$50,300	\$54,300	\$58,350	\$62,350	\$66,400	\$ 186,600	
Yakima 1606 Perry St Ste D Yakima, 98902 (509) 454-5740 Ext. 4	Adams	\$32,150	\$36,700	\$41,300	\$45,900	\$49,550	\$53,250	\$56,900	\$60,600	\$ 164,300
	Asotin	\$31,250	\$35,700	\$40,200	\$44,650	\$48,200	\$51,800	\$55,350	\$58,950	\$ 171,000
	Benton	\$37,400	\$42,750	\$48,100	\$53,450	\$57,750	\$62,000	\$66,300	\$70,550	\$ 186,000
	Columbia	\$32,950	\$37,650	\$42,350	\$47,050	\$50,800	\$54,600	\$58,350	\$62,100	\$ 173,500
	Franklin	\$37,400	\$42,750	\$48,100	\$53,450	\$57,750	\$62,000	\$66,300	\$70,550	\$ 178,000
	Garfield	\$32,150	\$36,700	\$41,300	\$45,900	\$49,550	\$53,250	\$56,900	\$60,600	\$ 181,000
	Kittitas	\$35,200	\$40,250	\$45,250	\$50,300	\$54,300	\$58,350	\$62,350	\$66,400	\$ 204,700
	Klickitat	\$32,150	\$36,700	\$41,300	\$45,900	\$49,550	\$53,250	\$56,900	\$60,600	\$ 177,700
	Skamania	\$40,900	\$46,700	\$52,550	\$58,400	\$63,050	\$67,750	\$72,400	\$77,100	\$ 222,700
	Walla Walla	\$32,850	\$37,500	\$42,200	\$46,900	\$50,650	\$54,400	\$58,150	\$61,900	\$ 221,000
	Whitman	\$34,550	\$39,500	\$44,400	\$49,350	\$53,300	\$57,250	\$61,200	\$65,150	\$ 169,600
	Yakima	\$32,150	\$36,700	\$41,300	\$45,900	\$49,550	\$53,250	\$56,900	\$60,600	\$ 174,700

