



Guaranteed Rural Housing Loan Program

USDA, Rural Development
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Offering 100%, no-down-payment financing, the Guaranteed Rural Housing Loan Program provides affordable financing options for lenders and applicants:

- **Flexible Underwriting** – consideration given to compensating factors including acceptable credit scores, job stability and low or no payment shock.
- **Properties must be located in eligible rural areas** (generally towns of 10,000 or less). For maps or to check a specific property, visit the eligibility website shown below.
- **Simplified two-tier income limits.**
- **Loan to Value (LTV) Ratio up to 102%** when the guarantee fee is financed in the loan.
- Loan can include closing costs and repairs with acceptable LTV Ratios.
- Rather than monthly mortgage insurance premiums, a **onetime 2% Guarantee Fee** is paid at closing and a .4% fee collected annually from the servicing lender.
- Applicant(s) need not be first time home buyers.
- Lender processes application using lender’s forms. Typically, Rural Development requires only one additional form (1980-21) signed by lender/applicant(s) in loan package.
- Maximum loan limits are determined by applicant’s repayment ability and LTV Ratios.
- Guaranteed Underwriting System (GUS) provides automated underwriting.
- Market rates are negotiated between lender and applicant(s). Lenders may charge reasonable and customary fees.
- Loans may be sold on the secondary Market. No limits on premium or rebate pricing.

County	1-4 person household	5-8 person household
Asotin	\$74,750	\$98,650
Benton, Franklin	\$76,850	\$101,450
Kitsap	\$86,950	\$114,750
Island	\$89,550	\$118,200
King, Snohomish	\$93,450	\$123,350
Clark, Skamania	\$83,950	\$110,800
Pierce	\$82,450	\$108,850
San Juan	\$78,050	\$103,050
Skagit	\$75,750	\$100,000
Thurston	\$86,250	\$113,850
Whatcom	\$78,000	\$102,950
All other Counties Adams, Chelan, Clallam, Columbia, Cowlitz, Douglas, Ferry, Garfield, Grant, Grays Harbor, Jefferson, Kittitas, Klickitat, Lewis, Lincoln, Mason, Okanogan, Pacific, Pend O’Reille, Spokane, Stevens, Wahkiakum, Walla Walla, Whitman, and Yakima	\$74,900	\$98,850

Guaranteed Regulation 1980-D and Forms Websites:
<http://www.rurdev.usda.gov/regs/>

Property and Applicant Eligibility Website:
<http://eligibility.sc.egov.usda.gov/eligibility/>

USDA, Rural Development is an Equal Opportunity Lender, Provider and Employer.
 Complaints of discrimination should be sent to:
 USDA, Director of Civil Rights, Washington D.C. 20250-9410

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