

Think you are  
Not rural?

Easy

Fast

## Guaranteed Rural Housing Loan Program

USDA Rural Development guarantees home loans

Funds can be used to build, purchase existing dwellings, repair or, purchase and prepare sites, including providing water and sewage facilities.

### Advantages for the HOMEOWNER

- **New Construction**—Loans can be used for new construction in rural areas, including the purchase of new modular and manufactured homes, and can also include the purchase of an adequate home site
- **Existing Homes**—loans can be used for the purchase of existing homes in rural areas
- No down payment required
- Loans may include closing costs, guarantee fee, legal fees, title service, cost of establishing an escrow account, and other prepaid items.
- No monthly mortgage insurance premiums-lower monthly payment.
- 30-year fixed rate at market interest rates
- No maximum loan amount
- Refinancing of Direct and Guaranteed USDA Rural Development housing loans

### Advantages for the LENDER

- Forms—Lender can use their forms to develop each loan and Rural Development loans can be closed using conventional type loan documents
- 102 percent LTV—total loan can exceed the appreciated value only by the portion of the guarantee fee being financed, not to exceed 102 percent LTV.
- Ratios—29 percent and 41 percent, compensating factors and ratio waivers may be considered
- Seller contributions—no limits
- Guarantee fee—2.0 percent of the total loan amount. Refinance fee—.05 percent
- Loan Guarantee—90% of the principal amount of loan.
- Loans are accepted by Fannie Mae, Freddie Mac, and Ginnie Mae Pools
- Loans can be closed using the Texas Housing Finance Agency's Bond Program
- Assists lender in meeting CRA requirements.
- Commitments issued within 48 hours from receipt of a complete application

The Guaranteed Rural Housing Program was designed to bridge the gap between government and private mortgage lending, which had existed in many areas.

Since the inception of this program in 1991, the program level has grown nationally to over \$3 billion annually, with an ever-increasing demand and interest from potential customers and private lenders.

This program fills a tremendous need for thousands of rural Texas families who have the income, but lack the down payment ability.

### Moderate Income Limits

Adjusted Income Limits  
(most Texas Counties)

Number in Household	Income Amount*
1 Person	\$52,000
2 Persons	\$54,850
3 Persons	\$61,700
4 Persons	\$68,550
5 Persons	\$74,050
6 Persons	\$79,500
7 Persons	\$85,000
8 Persons	\$90,500

\* Add 8 percent of a 4-person income limit for each person in excess of 8 people.

Moderate income is defined as the greater of 115 percent of the average of the state non-metropolitan and the statewide median family incomes, 115/80ths of the area low-income limit, or 155 percent of the U.S. median family income

Think  
Again.

Contact  
Steve Miller  
of Intrust  
Mortgage  
to verify  
income &  
property  
eligibility