



Guaranteed Program for Moderate Income

HIGHLIGHTS

- Loan up to 102% appraised value
- No down payment requirement
- No Mortgage Insurance requirement
- No 1st Time Homebuyer requirement
- Closing costs and pre-pays can be included in loan

APPLICANT CRITERIA / ELIGIBILITY

- Have adequate repayment ability
- Have acceptable credit history
- Repayment Ratios 29/41 can be exceeded with compensating factors
- Maximum income limits for Douglas, Coos, Curry, Josephine and Jackson Counties:

1-4 PERSON \$73,600	5-8 PERSON \$97,150
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PROPERTIES / EXISTING HOMES

- For property eligibility visit:
<http://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do>
- New construction or existing
- Septic & well acceptable
- Single glazed windows acceptable
- Post & pier foundation acceptable with appraiser stating adequate
- Pest & Dry Rot reports required only if requested by appraiser

Direct Program for Very Low and Low Income

HIGHLIGHTS

- 100% Financing with maximum loan amount of \$258,900 for Coos, \$281,300 Curry, \$238,800 Douglas, \$279,450 Jackson and \$271,050 Josephine.
- Subsidized payments as low as 1%
- No 1st Time Homebuyer requirement

APPLICANT CRITERIA / ELIGIBILITY

- Have adequate repayment ability
- Have acceptable credit history
- Adjusted household income limits for Coos, Curry, Douglas and Josephine counties:

	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Very Low	\$17,500	\$20,000	\$22,500	\$25,000	\$27,000	\$29,000	\$31,000	\$33,000
Low	\$28,000	\$32,000	\$36,000	\$40,000	\$43,200	\$46,400	\$49,600	\$52,800

- Adjusted household income limits for Jackson county:

	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Very Low	\$19,400	\$22,150	\$24,950	\$27,700	\$29,900	\$32,150	\$34,350	\$36,550
Low	\$31,000	\$35,450	\$39,850	\$44,300	\$47,850	\$51,400	\$54,950	\$58,500