

Program Summary
Home Repair Loans & Grants

LOAN AMOUNT, FEES, TERMS, PURPOSES	
Maximum Amounts	<ul style="list-style-type: none"> • \$20,000—maximum amount of outstanding loan balance at any time • \$7,500—maximum amount of lifetime grant assistance • Both loans and grants are limited by applicant's repayment ability • Loan and grant combinations are encouraged
Terms	<ul style="list-style-type: none"> • 20 year term for loans • Grants do not have to be repaid unless property is sold within 3 years of grant approval
Interest Rate	<ul style="list-style-type: none"> • Loans—1% fixed interest at closing • No interest charged on grants
Purposes	<ul style="list-style-type: none"> • Grants must be used to remove health and safety hazards • Loan funds can be used to repair, improve or modernize borrower's residence

APPLICANT GUIDELINES*	
Credit	<ul style="list-style-type: none"> • For grants, credit is not evaluated, however, applicant is ineligible if they have an outstanding judgment in US federal court (except tax court) • No minimum credit score required by Rural Development • Non-traditional credit is allowed for applicants with less than two scores <ul style="list-style-type: none"> – 2 sources are required (utilities, insurance, etc.) • Some instances of unacceptable credit <ul style="list-style-type: none"> – Late payments – Collections – Judgements – Bankruptcy w/in past 3 years • Credit waivers are possible
Age Requirement	<ul style="list-style-type: none"> • For grants, applicant must be 62 years of age or older • For loans, applicant must be 18 years of age or older
Employment	<ul style="list-style-type: none"> • No minimum history requirement. Income must be considered stable and dependable.

PROPERTY GUIDELINES*	
Property	<ul style="list-style-type: none"> • Must be in a rural area; typically, less than 20,000 population • Must be owned and occupied by applicant • Must be modest <ul style="list-style-type: none"> – Area Loan Limits apply (all counties are at \$285,000 or higher) – No income producing property

* Refer to the following resources for additional program requirements.

HB-1-3550	http://www.rd.usda.gov/publications/regulations-guidelines/handbooks
Income & Property Eligibility	http://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do
WI RD Direct Staff	715-345-7611 or SFHapplication@wi.usda.gov





Wisconsin

Home Repair Program Income Limits

County	1-4 Person Household	5-8 Person Household
Brown	\$41,150	\$54,350
Calumet	\$43,200	\$57,050
Chippewa	\$38,350	\$50,650
Columbia	\$40,900	\$54,000
Dane	\$50,200	\$66,300
Dodge	\$38,750	\$51,150
Door	\$37,250	\$49,200
Douglas	\$38,400	\$50,700
Dunn	\$35,750	\$47,200
Eau Claire	\$38,350	\$50,650
Fond du Lac	\$39,600	\$52,300
Green	\$39,500	\$52,150
Iowa	\$39,250	\$51,850
Jefferson	\$38,650	\$51,050
Kenosha	\$40,800	\$53,900
Kewaunee	\$41,150	\$54,350
La Crosse	\$39,300	\$51,900
Lincoln	\$35,850	\$47,350
Manitowoc	\$37,150	\$49,050
Marathon	\$39,500	\$52,150
Monroe	\$36,050	\$47,600
Outagamie	\$43,200	\$57,050
Ozaukee	\$41,900	\$55,350
Pierce	\$51,700	\$68,250
Portage	\$39,250	\$51,850
Racine	\$38,450	\$50,800
Sauk	\$36,250	\$47,850
Sheboygan	\$38,450	\$50,800
St. Croix	\$51,700	\$68,250
Trempealeau	\$35,950	\$47,500
Walworth	\$39,500	\$52,150
Washington	\$41,900	\$55,350
Waukesha	\$41,900	\$55,350
Waupaca	\$35,900	\$47,400
Winnebago	\$40,400	\$53,350
Wood	\$36,800	\$48,600
All Other Counties*	\$35,400	\$46,750

*Milwaukee County Is Ineligible For Rural Development Homeownership Programs