

## Program Summary Direct Home Loans

### LOAN AMOUNT, FEES, TERMS\*

<b>Maximum Loan Amount</b>	<ul style="list-style-type: none"> <li>100% of Appraised Value</li> <li>Cannot exceed Area Loan Limit—all counties are at \$285,000 or higher</li> <li>Limited by applicant's repayment ability</li> </ul>
<b>Loan Term</b>	<ul style="list-style-type: none"> <li>33 years; some applicants may qualify for 38 years</li> <li>30 years for manufactured homes</li> </ul>
<b>Interest Rate</b>	<ul style="list-style-type: none"> <li>Fixed interest rate at closing. Rate can change monthly.</li> <li>Payment assistance can reduce actual interest rate to as low as 1%.</li> </ul>

### APPLICANT GUIDELINES\*

<b>Credit</b>	<ul style="list-style-type: none"> <li>No minimum credit score required by Rural Development</li> <li>All applicants must have credit scores from at least two credit repositories</li> <li>Non-traditional credit allowed for applicants with less than two scores <ul style="list-style-type: none"> <li>3 sources are required (utilities, insurance, etc.)</li> <li>Only 2 sources required if the applicant has at least 12 months of rental history</li> </ul> </li> <li>Some instances of unacceptable credit: <ul style="list-style-type: none"> <li>Late payments</li> <li>Collections</li> <li>Judgements</li> <li>Bankruptcy w/in past 3 years</li> </ul> </li> </ul>
<b>Ratios</b>	<ul style="list-style-type: none"> <li>29% PITI / 41% TDR for very-low income applicants</li> <li>33% PITI / 41% TDR for low income applicants</li> </ul>
<b>Employment</b>	<ul style="list-style-type: none"> <li>No minimum history requirement</li> <li>Income must be considered stable and dependable</li> </ul>

### PROPERTY GUIDELINES\*

<b>Property</b>	<ul style="list-style-type: none"> <li>Must be decent, safe and sanitary—necessary repairs can be financed up to appraised value</li> <li>Must be modest <ul style="list-style-type: none"> <li>Limitation on acreage financed</li> <li>Sq ft of living area 2,000 or less</li> <li>No income producing property</li> </ul> </li> <li>Safe water test required for private wells</li> <li>Well and/or septic inspection required for private systems</li> <li>Home inspection required</li> </ul>
<b>Condos</b>	<ul style="list-style-type: none"> <li>Typically, project must be approved by Fannie, Freddie, VA, or HUD</li> </ul>
<b>Manufactured Homes</b>	<ul style="list-style-type: none"> <li>New – must be purchased from an approved dealer/contractor</li> <li>Some financing of existing is possible under pilot program</li> </ul>

\* Refer to the following resources for additional program requirements.

<b>HB-1-3550</b>	<a href="http://www.rd.usda.gov/publications/regulations-guidelines/handbooks">http://www.rd.usda.gov/publications/regulations-guidelines/handbooks</a>
<b>Income &amp; Property Eligibility</b>	<a href="http://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do">http://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do</a>
<b>WI RD Direct Staff</b>	715-345-7611 or <a href="mailto:SFHapplication@wi.usda.gov">SFHapplication@wi.usda.gov</a>



Wisconsin

**Direct Program Income Limits**

County	1-4 Person Household	5-8 Person Household
Brown	\$65,850	\$86,900
Calumet	\$69,100	\$91,200
Chippewa	\$61,350	\$81,000
Columbia	\$65,450	\$86,400
Dane	\$78,500	\$103,600
Dodge	\$62,000	\$81,850
Door	\$59,600	\$78,650
Douglas	\$61,450	\$81,100
Dunn	\$57,200	\$75,500
Eau Claire	\$61,350	\$81,000
Fond du Lac	\$63,350	\$83,600
Green	\$63,200	\$83,400
Iowa	\$62,800	\$82,900
Jefferson	\$61,850	\$81,650
Kenosha	\$65,300	\$86,200
Kewaunee	\$65,850	\$86,900
La Crosse	\$62,900	\$83,050
Lincoln	\$57,350	\$75,700
Manitowoc	\$59,450	\$78,450
Marathon	\$63,200	\$83,400
Monroe	\$57,700	\$76,150
Outagamie	\$69,100	\$91,200
Ozaukee	\$67,050	\$88,500
Pierce	\$78,500	\$103,600
Portage	\$62,800	\$82,900
Racine	\$61,500	\$81,200
Sauk	\$58,000	\$76,550
Sheboygan	\$61,500	\$81,200
St. Croix	\$78,500	\$103,600
Trempealeau	\$57,500	\$75,900
Walworth	\$63,200	\$83,400
Washington	\$67,050	\$88,500
Waukesha	\$67,050	\$88,500
Waupaca	\$57,450	\$75,850
Winnebago	\$64,650	\$85,350
Wood	\$58,900	\$77,750
All Other Counties*	\$56,650	\$74,800
*Milwaukee County Is Ineligible For Rural Development Homeownership Programs		