

## INCOME LIMIT PER FAMILY SIZE

FAMILY SIZE	1 – 4	5—8
Allegan	\$52,500	\$69,300
Barry	\$54,550	\$72,000
Bay	\$48,300	\$63,750
Benzie	\$48,000	\$63,350
Berrien	\$48,800	\$64,400
Cass	\$47,350	\$62,500
Charlevoix	\$50,700	\$66,900
Clinton	\$59,100	\$78,000
Eaton	\$59,100	\$78,000
Emmett	\$54,400	\$71,800
Grand Traverse	\$58,700	\$77,500
Ingham	\$59,100	\$78,000
Ionia	\$48,650	\$64,200
Isabella	\$51,050	\$67,400
Jackson	\$49,900	\$65,850
Kalamazoo	\$55,050	\$72,650
Kent	\$55,900	\$73,800
Lapeer	\$56,800	\$75,000
Leelanau	\$57,600	\$76,050
Lenawee	\$62,500	\$82,500
Livingston	\$71,900	\$94,900
Macomb	\$56,800	\$75,000
Marquette	\$52,550	\$69,350
Midland	\$58,700	\$77,500
Monroe	\$60,100	\$79,350
Muskegon	\$49,700	\$65,600
Oakland	\$56,800	\$75,000
Otsego	\$48,500	\$64,000
Ottawa	\$61,600	\$81,300
Shiawassee	\$50,250	\$66,350
St. Clair	\$56,800	\$75,000
Van Buren	\$55,050	\$72,650
Washtenaw	\$71,900	\$94,900
Wayne	\$56,800	\$75,000
All other	\$46,950	\$61,950

## MAXIMUM LOAN LIMIT PER COUNTY

Alcona	207,100	Lake	203,300
Alger	136,000	Lapeer	175,000
Allegan	240,000	Leelanau	227,500
Alpena	200,400	Lenawee	180,000
Antrim	208,200	Livingston	212,000
Arenac	150,000	Luce	136,000
Baraga	136,000	Mackinac	136,000
Barry	238,000	Macomb	198,000
Bay	170,000	Manistee	213,800
Benzie	224,500	Marquette	160,000
Berrien	233,100	Mason	204,900
Branch	231,500	Mecosta	214,000
Calhoun	239,100	Menominee	136,000
Cass	233,100	Midland	175,000
Charlevoix	211,200	Missaukee	216,300
Cheboygan	136,000	Monroe	202,000
Chippewa	150,000	Montcalm	220,000
Clare	150,000	Montmorency	203,000
Clinton	165,000	Muskegon	219,000
Crawford	202,000	Newaygo	214,000
Delta	150,000	Oakland	212,000
Dickinson	136,000	Oceana	216,000
Eaton	165,000	Ogemaw	150,000
Emmett	160,000	Ontonagon	136,000
Genesee	182,000	Osceola	214,500
Gladwin	150,000	Oscoda	206,100
Gogebic	150,000	Otsego	200,300
Grand Traverse	219,100	Ottawa	236,000
Gratiot	165,000	Presque Isle	136,000
Hillsdale	163,000	Roscommon	150,000
Houghton	150,000	Saginaw	165,000
Huron	165,000	Sanilac	165,000
Ingham	180,000	Schoolcraft	136,000
Ionia	230,000	Shiawassee	170,000
Iosco	150,000	St. Clair	175,000
Iron	136,000	St. Joseph	233,100
Isabella	170,000	Tuscola	165,000
Jackson	186,000	Van Buren	233,100
Kalamazoo	233,700	Washtenaw	212,000
Kalkaska	211,000	Wayne	198,000
Kent	239,000	Wexford	209,500
Keweenaw	136,000		



### 502 DIRECT SINGLE FAMILY HOUSING PROGRAM

### LOW INCOME HOME OWNERSHIP LOANS



#### STATE ADMINISTRATIVE OFFICE

3001 Coolidge Rd., Suite 200  
East Lansing, MI 48823

COM: (517) 324-5210 TDD: (517) 324-5200

<http://www.rd.usda.gov/programs-services/single-family-housing-direct-home-loans/mi>



United States Department of Agriculture

## Rural Development

Revised 6/13/18

"USDA is an equal opportunity provider, employer and lender."

## PURPOSE

The Direct Program provides an opportunity for low income applicants to purchase decent, safe, sanitary housing at affordable monthly payments.

Loan funds may be used to purchase an existing single family housing dwelling or to construct a new dwelling.

## WHY CHOOSE THE DIRECT PROGRAM?

The Direct Program offers the following:

- Monthly mortgage payments with as low as 1% interest
- No down payment required
- No monthly Private Mortgage Insurance (PIM) policy required
- A fixed interest rate for a term of 33 or 38 years

The low interest rate and extended loan term creates an opportunity to maximize loan potential and minimize monthly payments.

## ELIGIBILITY REQUIREMENTS

- Must not own adequate housing.
- Unable to secure credit from conventional resources.
- U.S Citizen or qualified alien status.
- Must occupy the dwelling as your primary residence.
- Must have stable & dependable income.
- Must show repayment to meet all obligations. Ratios cannot exceed a PITI 29%/33% and Total Debt 41% .
- Must have acceptable credit history.
- Must have household income that does not exceed the low income guidelines established for the county. Please refer to the Income Limit Chart on the back of the brochure.
- Have the legal capacity to incur loan obligations.
- Other restrictions may apply.

## PROPERTY REQUIREMENTS:

The property must be in an eligible rural area. Maps indicating eligible areas are located on the website below:

- <http://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do?pageAction=sfp&NavKey=property@11>

Property requirements include, but are not limited to the following guidelines:

- Must be considered modest for the area, 2000 square feet or less.
- Must not be income producing, no in-ground swimming pool, no farm structures and lots cannot be sub-divided,
- CANNOT finance used manufactured housing. However; a new manufactured home provided by an approved dealer contractor is allowable, other restrictions may apply.
- Property must have access to its own water & waste utilities and located on a publicly maintained road.

## WHAT IS SUBSIDY?

Subsidy is difference between the applicants monthly payment (subsidized rate) and fixed closing interest rate (note rate.) Subsidy received is required to be repaid back to Rural Development upon sale, refinance, or title transfer. The amount of subsidy a borrower has to pay back depends on how much equity is in the home at the time of the transaction. Typically, the amount of subsidy due is the LESSER of either the amount of subsidy received, or up to half the net equity in the home.

## FEES THE APPLICANT IS RESPONSIBLE FOR

Fees include: application fee, inspection fee, required repairs (major repairs may be included in loan contingent upon appraisal), first year homeowner's insurance and closing fees. Gift money and Sellers Concessions are acceptable and may be used toward closing costs. Other fees may apply.

## WHERE CAN I APPLY?

Contact the office that serves the county you want to purchase a home in

- Caro Office** – (989) 673-8173, Ext. 4  
1075 Cleaver Road, P.O. box 291,  
Caro, MI 48723  
(Bay, Gratiot, Huron, Lapeer, Saginaw, Sanilac, St. Clair and Tuscola counties)
- Flint Office** – (810) 230-8766, Ext. 4  
1525 North Elms Road  
Flint, MI 48532  
(Clinton, Genesee, Macomb, Monroe, Oakland, Shiawassee and Wayne counties)
- Grand Rapids Office** – (616) 942-4111, Ext. 6  
3260 Eagle Park Drive, Suite 107,  
Grand Rapids, MI 49525  
(Ionia, Kent, Mecosta, Montcalm, Muskegon, Newaygo, Oceana and Ottawa counties)
- Mason Office** – (517) 676-4644, Ext. 4  
525 N. Okemos Street, Suite B  
Mason, MI 48854  
(Eaton, Hillsdale, Ingham, Jackson, Lenawee, Livingston and Washtenaw counties)
- Paw Paw Office** – (269) 657-7055, Ext. 4  
1035 E. Michigan Avenue  
Paw Paw, MI 49079  
(Allegan, Barry, Berrien, Branch, Calhoun, Cass, Kalamazoo, St. Joseph and Van Buren counties)
- Sault Ste. Marie Office** -- (906) 632-9611, Ext 4  
2847 Ashmun  
Sault Ste. Marie, MI 49783  
(Alger, Baraga, Cheboygan, Chippewa, Delta, Dickinson, Emmet, Gogebic, Houghton, Iron, Keweenaw, Luce, Mackinaw, Marquette, Menominee, Ontonagon, Presque Isle and Schoolcraft counties)
- Traverse City Office** – (231) 941-0951, Ext. 4  
1501 Cass Street, Suite A  
Traverse City, MI 49684  
(Alcona, Alpena, Antrim, Benzie, Charlevoix, Crawford, Grand Traverse, Kalkaska, Lake, Leelanau, Manistee, Mason, Missaukee, Montmorency, Osceola, Oscoda, Otsego and Wexford counties)
- West Branch Office** – (989) 345-5470 Ext. 4.  
240 W. Wright Street  
West Branch, MI 48661  
(Arenac, Clare, Gladwin, Iosco, Isabella, Midland, Ogemaw and Roscommon counties)