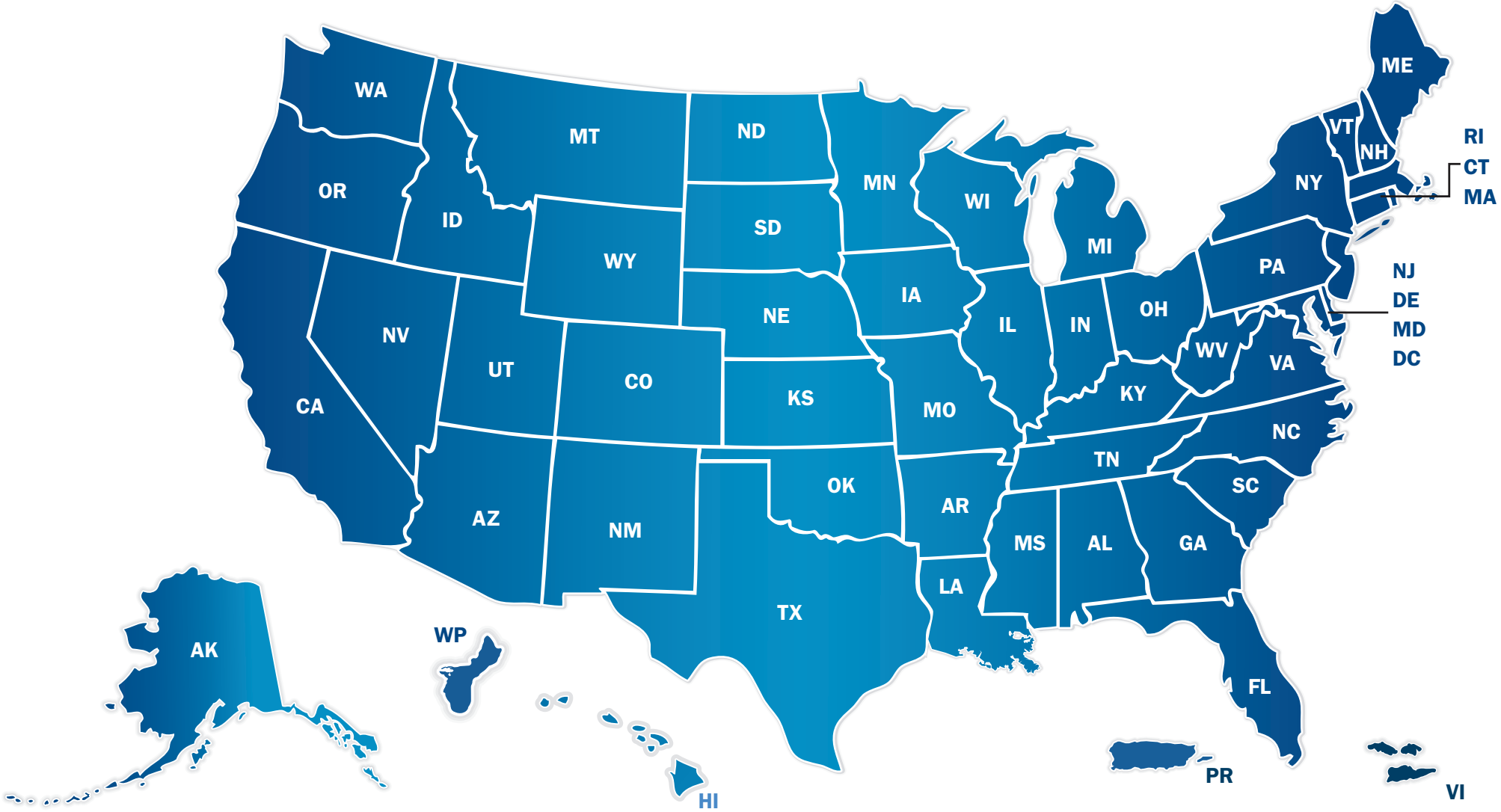
Select a state to see the income limits for the counties in that state.

United States Department of Agriculture

Rural Development Single Family Housing Guaranteed Loan Program



GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:ALABAMA

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	---------- AJUSTED INCOME LIMITS ----------							
Anniston-Oxford, AL MSA								
VERY LOW INCOME	18600	21250	23900	26550	28700	30800	32950	35050
LOW INCOME	29750	34000	38250	42500	45900	49300	52700	56100
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Auburn-Opelika, AL MSA								
VERY LOW INCOME	22050	25200	28350	31500	34050	36550	39100	41600
LOW INCOME	35300	40300	45350	50400	54450	58450	62500	66550
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Birmingham-Hoover, AL MSA								
Birmingham-Hoover, AL HUD Metro FMR Area								
VERY LOW INCOME	22000	25150	28300	31400	33950	36450	38950	41450
LOW INCOME	35200	40200	45250	50250	54250	58300	62300	66350
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Chilton County, AL HUD Metro FMR Area								
VERY LOW INCOME	18600	21250	23900	26550	28700	30800	32950	35050
LOW INCOME	29750	34000	38250	42500	45900	49300	52700	56100
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Walker County, AL HUD Metro FMR Area								
VERY LOW INCOME	17050	19500	21950	24350	26300	28250	30200	32150
LOW INCOME	27250	31150	35050	38950	42050	45200	48300	51400
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Columbus, GA-AL MSA								
VERY LOW INCOME	18350	20950	23550	26150	28250	30350	32450	34550
LOW INCOME	29300	33500	37650	41850	45200	48550	51900	55250
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Decatur, AL MSA								
VERY LOW INCOME	19650	22450	25250	28050	30300	32550	34800	37050
LOW INCOME	31450	35900	40400	44900	48500	52100	55700	59250
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Dothan, AL MSA								
Dothan, AL HUD Metro FMR Area								
VERY LOW INCOME	18200	20800	23400	25950	28050	30150	32200	34300
LOW INCOME	29050	33200	37350	41500	44800	48150	51450	54800
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT
02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:ALABAMA

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	ADJUSTED INCOME LIMITS							
Henry County, AL HUD Metro FMR Area								
VERY LOW INCOME	17750	20250	22800	25300	27350	29350	31400	33400
LOW INCOME	28350	32400	36450	40500	43750	47000	50200	53450
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Florence-Muscle Shoals, AL MSA								
VERY LOW INCOME	18800	21500	24200	26850	29000	31150	33300	35450
LOW INCOME	30050	34350	38650	42950	46400	49800	53250	56700
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Gadsden, AL MSA								
VERY LOW INCOME	16700	19050	21450	23800	25750	27650	29550	31450
LOW INCOME	26650	30500	34300	38100	41150	44200	47250	50300
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Huntsville, AL MSA								
VERY LOW INCOME	25100	28700	32300	35850	38750	41600	44500	47350
LOW INCOME	40150	45900	51600	57350	61950	66550	71100	75700
MOD.INC-GUAR.LOAN	82450	82450	82450	82450	108850	108850	108850	108850
Mobile, AL MSA								
VERY LOW INCOME	18900	21600	24300	26950	29150	31300	33450	35600
LOW INCOME	30150	34500	38800	43100	46550	50000	53450	56900
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Montgomery, AL MSA								
VERY LOW INCOME	21550	24600	27700	30750	33250	35700	38150	40600
LOW INCOME	34450	39350	44300	49200	53150	57050	61000	64950
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Tuscaloosa, AL MSA								
VERY LOW INCOME	19800	22600	25450	28250	30550	32800	35050	37300
LOW INCOME	31650	36150	40700	45200	48800	52450	56050	59650
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Baldwin County, AL								
VERY LOW INCOME	22200	25400	28550	31700	34250	36800	39350	41850
LOW INCOME	35500	40550	45650	50700	54750	58800	62850	66900
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Barbour County, AL								
VERY LOW INCOME	16700	19050	21450	23800	25750	27650	29550	31450
LOW INCOME	26650	30500	34300	38100	41150	44200	47250	50300
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT
02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:ALABAMA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Bullock County, AL									
	VERY LOW INCOME	16700	19050	21450	23800	25750	27650	29550	31450
	LOW INCOME	26650	30500	34300	38100	41150	44200	47250	50300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Butler County, AL									
	VERY LOW INCOME	16700	19050	21450	23800	25750	27650	29550	31450
	LOW INCOME	26650	30500	34300	38100	41150	44200	47250	50300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Chambers County, AL									
	VERY LOW INCOME	16700	19050	21450	23800	25750	27650	29550	31450
	LOW INCOME	26650	30500	34300	38100	41150	44200	47250	50300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Cherokee County, AL									
	VERY LOW INCOME	17750	20250	22800	25300	27350	29350	31400	33400
	LOW INCOME	28350	32400	36450	40500	43750	47000	50200	53450
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Choctaw County, AL									
	VERY LOW INCOME	16700	19050	21450	23800	25750	27650	29550	31450
	LOW INCOME	26650	30500	34300	38100	41150	44200	47250	50300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Clarke County, AL									
	VERY LOW INCOME	16950	19350	21750	24150	26100	28050	29950	31900
	LOW INCOME	27050	30900	34800	38650	41750	44850	47950	51000
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Clay County, AL									
	VERY LOW INCOME	16700	19050	21450	23800	25750	27650	29550	31450
	LOW INCOME	26650	30500	34300	38100	41150	44200	47250	50300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Cleburne County, AL									
	VERY LOW INCOME	16800	19200	21600	24000	25900	27850	29750	31700
	LOW INCOME	26900	30700	34550	38400	41450	44550	47600	50700
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Coffee County, AL									
	VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
	LOW INCOME	32950	37700	42400	47100	50850	54650	58400	62150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
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02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:ALABAMA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Conecuh County, AL									
	VERY LOW INCOME	16700	19050	21450	23800	25750	27650	29550	31450
	LOW INCOME	26650	30500	34300	38100	41150	44200	47250	50300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Coosa County, AL									
	VERY LOW INCOME	17850	20400	22950	25450	27500	29550	31600	33600
	LOW INCOME	28500	32550	36650	40700	43950	47200	50450	53700
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Covington County, AL									
	VERY LOW INCOME	16700	19050	21450	23800	25750	27650	29550	31450
	LOW INCOME	26650	30500	34300	38100	41150	44200	47250	50300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Crenshaw County, AL									
	VERY LOW INCOME	18350	20950	23550	26150	28250	30350	32450	34550
	LOW INCOME	29300	33500	37650	41850	45200	48550	51900	55250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Cullman County, AL									
	VERY LOW INCOME	18100	20650	23250	25800	27900	29950	32000	34100
	LOW INCOME	28900	33050	37150	41300	44600	47900	51200	54500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Dale County, AL									
	VERY LOW INCOME	19800	22600	25450	28250	30550	32800	35050	37300
	LOW INCOME	31650	36150	40700	45200	48800	52450	56050	59650
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Dallas County, AL									
	VERY LOW INCOME	16700	19050	21450	23800	25750	27650	29550	31450
	LOW INCOME	26650	30500	34300	38100	41150	44200	47250	50300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
DeKalb County, AL									
	VERY LOW INCOME	16700	19050	21450	23800	25750	27650	29550	31450
	LOW INCOME	26650	30500	34300	38100	41150	44200	47250	50300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Escambia County, AL									
	VERY LOW INCOME	16700	19050	21450	23800	25750	27650	29550	31450
	LOW INCOME	26650	30500	34300	38100	41150	44200	47250	50300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT
02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:ALABAMA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Fayette County, AL									
	VERY LOW INCOME	16700	19050	21450	23800	25750	27650	29550	31450
	LOW INCOME	26650	30500	34300	38100	41150	44200	47250	50300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Franklin County, AL									
	VERY LOW INCOME	17300	19750	22200	24650	26650	28600	30600	32550
	LOW INCOME	27600	31550	35500	39450	42600	45750	48900	52050
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Jackson County, AL									
	VERY LOW INCOME	17000	19400	21850	24250	26200	28150	30100	32050
	LOW INCOME	27150	31050	34900	38800	41900	45000	48100	51200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Lamar County, AL									
	VERY LOW INCOME	16700	19050	21450	23800	25750	27650	29550	31450
	LOW INCOME	26650	30500	34300	38100	41150	44200	47250	50300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Macon County, AL									
	VERY LOW INCOME	16700	19050	21450	23800	25750	27650	29550	31450
	LOW INCOME	26650	30500	34300	38100	41150	44200	47250	50300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Marengo County, AL									
	VERY LOW INCOME	16750	19150	21550	23900	25850	27750	29650	31550
	LOW INCOME	26800	30600	34450	38250	41300	44350	47450	50500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Marion County, AL									
	VERY LOW INCOME	16700	19050	21450	23800	25750	27650	29550	31450
	LOW INCOME	26650	30500	34300	38100	41150	44200	47250	50300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Marshall County, AL									
	VERY LOW INCOME	18000	20550	23100	25650	27750	29800	31850	33900
	LOW INCOME	28750	32850	36950	41050	44350	47600	50900	54200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Monroe County, AL									
	VERY LOW INCOME	16700	19050	21450	23800	25750	27650	29550	31450
	LOW INCOME	26650	30500	34300	38100	41150	44200	47250	50300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
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02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:ALABAMA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
Perry County, AL									
	VERY LOW INCOME	16700	19050	21450	23800	25750	27650	29550	31450
	LOW INCOME	26650	30500	34300	38100	41150	44200	47250	50300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Pickens County, AL									
	VERY LOW INCOME	16700	19050	21450	23800	25750	27650	29550	31450
	LOW INCOME	26650	30500	34300	38100	41150	44200	47250	50300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Pike County, AL									
	VERY LOW INCOME	16700	19050	21450	23800	25750	27650	29550	31450
	LOW INCOME	26650	30500	34300	38100	41150	44200	47250	50300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Randolph County, AL									
	VERY LOW INCOME	16700	19050	21450	23800	25750	27650	29550	31450
	LOW INCOME	26650	30500	34300	38100	41150	44200	47250	50300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Sumter County, AL									
	VERY LOW INCOME	16700	19050	21450	23800	25750	27650	29550	31450
	LOW INCOME	26650	30500	34300	38100	41150	44200	47250	50300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Talladega County, AL									
	VERY LOW INCOME	17150	19600	22050	24500	26500	28450	30400	32350
	LOW INCOME	27450	31350	35300	39200	42350	45450	48600	51750
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Tallapoosa County, AL									
	VERY LOW INCOME	18050	20600	23200	25750	27850	29900	31950	34000
	LOW INCOME	28850	32950	37100	41200	44500	47800	51100	54400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Washington County, AL									
	VERY LOW INCOME	19650	22450	25250	28050	30300	32550	34800	37050
	LOW INCOME	31450	35900	40400	44900	48500	52100	55700	59250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Wilcox County, AL									
	VERY LOW INCOME	16700	19050	21450	23800	25750	27650	29550	31450
	LOW INCOME	26650	30500	34300	38100	41150	44200	47250	50300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
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02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:ALABAMA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
Winston County, AL									
	VERY LOW INCOME	16700	19050	21450	23800	25750	27650	29550	31450
	LOW INCOME	26650	30500	34300	38100	41150	44200	47250	50300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:ALASKA

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	ADJUSTED INCOME LIMITS							
Anchorage, AK MSA								
Anchorage, AK HUD Metro FMR Area								
AREAS WITH A ROAD SYSTEM (115%)								
RHS VERY LOW INCOME	29700	33950	38200	42450	45850	49200	52600	56000
RHS LOW INCOME	47550	54300	61100	67900	73350	78750	84200	89600
RHS MOD.INC-GUAR.LOAN	97600	97600	97600	97600	128850	128850	128850	128850
AREAS WITHOUT A ROAD SYSTEM (150%)								
RHS VERY LOW INCOME	42750	48850	54950	61050	65950	70800	75700	80600
RHS LOW INCOME	68400	78150	87900	97700	105500	113300	121100	128950
RHS MOD.INC-GUAR.LOAN	140400	140400	140400	140400	185350	185350	185350	185350
Matanuska-Susitna Borough, AK HUD Metro FMR Area								
AREAS WITH A ROAD SYSTEM (115%)								
RHS VERY LOW INCOME	29700	33950	38200	42450	45850	49200	52600	56000
RHS LOW INCOME	47550	54300	61100	67900	73350	78750	84200	89600
RHS MOD.INC-GUAR.LOAN	97600	97600	97600	97600	128850	128850	128850	128850
AREAS WITHOUT A ROAD SYSTEM (150%)								
RHS VERY LOW INCOME	42750	48850	54950	61050	65950	70800	75700	80600
RHS LOW INCOME	68400	78150	87900	97700	105500	113300	121100	128950
RHS MOD.INC-GUAR.LOAN	140400	140400	140400	140400	185350	185350	185350	185350
Fairbanks, AK MSA								
AREAS WITH A ROAD SYSTEM (115%)								
RHS VERY LOW INCOME	29700	33950	38200	42450	45850	49200	52600	56000
RHS LOW INCOME	47550	54300	61100	67900	73350	78750	84200	89600
RHS MOD.INC-GUAR.LOAN	97600	97600	97600	97600	128850	128850	128850	128850
AREAS WITHOUT A ROAD SYSTEM (150%)								
RHS VERY LOW INCOME	42750	48850	54950	61050	65950	70800	75700	80600
RHS LOW INCOME	68400	78150	87900	97700	105500	113300	121100	128950
RHS MOD.INC-GUAR.LOAN	140400	140400	140400	140400	185350	185350	185350	185350
Aleutians East Borough, AK								
AREAS WITH A ROAD SYSTEM (115%)								
RHS VERY LOW INCOME	29700	33950	38200	42450	45850	49200	52600	56000
RHS LOW INCOME	47550	54300	61100	67900	73350	78750	84200	89600
RHS MOD.INC-GUAR.LOAN	97600	97600	97600	97600	128850	128850	128850	128850
AREAS WITHOUT A ROAD SYSTEM (150%)								
RHS VERY LOW INCOME	42750	48850	54950	61050	65950	70800	75700	80600
RHS LOW INCOME	68400	78150	87900	97700	105500	113300	121100	128950
RHS MOD.INC-GUAR.LOAN	140400	140400	140400	140400	185350	185350	185350	185350

Note: Alaska Home Ownership VLI and LI Median Incomes apply to RHS programs and may not be applied to Low-Income Housing Tax Credit or Dept. of HUD programs

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:ALASKA

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	ADJUSTED INCOME LIMITS							
Aleutians West Census Area, AK								
AREAS WITH A ROAD SYSTEM (115%)								
RHS VERY LOW INCOME	29700	33950	38200	42450	45850	49200	52600	56000
RHS LOW INCOME	47550	54300	61100	67900	73350	78750	84200	89600
RHS MOD.INC-GUAR.LOAN	97600	97600	97600	97600	128850	128850	128850	128850
AREAS WITHOUT A ROAD SYSTEM (150%)								
RHS VERY LOW INCOME	42750	48850	54950	61050	65950	70800	75700	80600
RHS LOW INCOME	68400	78150	87900	97700	105500	113300	121100	128950
RHS MOD.INC-GUAR.LOAN	140400	140400	140400	140400	185350	185350	185350	185350
Bethel Census Area, AK								
AREAS WITH A ROAD SYSTEM (115%)								
RHS VERY LOW INCOME	29700	33950	38200	42450	45850	49200	52600	56000
RHS LOW INCOME	47550	54300	61100	67900	73350	78750	84200	89600
RHS MOD.INC-GUAR.LOAN	97600	97600	97600	97600	128850	128850	128850	128850
AREAS WITHOUT A ROAD SYSTEM (150%)								
RHS VERY LOW INCOME	42750	48850	54950	61050	65950	70800	75700	80600
RHS LOW INCOME	68400	78150	87900	97700	105500	113300	121100	128950
RHS MOD.INC-GUAR.LOAN	140400	140400	140400	140400	185350	185350	185350	185350
Bristol Bay Borough, AK								
AREAS WITH A ROAD SYSTEM (115%)								
RHS VERY LOW INCOME	29700	33950	38200	42450	45850	49200	52600	56000
RHS LOW INCOME	47550	54300	61100	67900	73350	78750	84200	89600
RHS MOD.INC-GUAR.LOAN	97600	97600	97600	97600	128850	128850	128850	128850
AREAS WITHOUT A ROAD SYSTEM (150%)								
RHS VERY LOW INCOME	42750	48850	54950	61050	65950	70800	75700	80600
RHS LOW INCOME	68400	78150	87900	97700	105500	113300	121100	128950
RHS MOD.INC-GUAR.LOAN	140400	140400	140400	140400	185350	185350	185350	185350
Denali Borough, AK								
AREAS WITH A ROAD SYSTEM (115%)								
RHS VERY LOW INCOME	29700	33950	38200	42450	45850	49200	52600	56000
RHS LOW INCOME	47550	54300	61100	67900	73350	78750	84200	89600
RHS MOD.INC-GUAR.LOAN	97600	97600	97600	97600	128850	128850	128850	128850
AREAS WITHOUT A ROAD SYSTEM (150%)								
RHS VERY LOW INCOME	42750	48850	54950	61050	65950	70800	75700	80600
RHS LOW INCOME	68400	78150	87900	97700	105500	113300	121100	128950
RHS MOD.INC-GUAR.LOAN	140400	140400	140400	140400	185350	185350	185350	185350

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* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

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02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:ALASKA

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	---------- ADJUSTED INCOME LIMITS ----------							
Dillingham Census Area, AK								
AREAS WITH A ROAD SYSTEM (115%)								
RHS VERY LOW INCOME	29700	33950	38200	42450	45850	49200	52600	56000
RHS LOW INCOME	47550	54300	61100	67900	73350	78750	84200	89600
RHS MOD.INC-GUAR.LOAN	97600	97600	97600	97600	128850	128850	128850	128850
AREAS WITHOUT A ROAD SYSTEM (150%)								
RHS VERY LOW INCOME	42750	48850	54950	61050	65950	70800	75700	80600
RHS LOW INCOME	68400	78150	87900	97700	105500	113300	121100	128950
RHS MOD.INC-GUAR.LOAN	140400	140400	140400	140400	185350	185350	185350	185350
Haines Borough, AK								
AREAS WITH A ROAD SYSTEM (115%)								
RHS VERY LOW INCOME	29700	33950	38200	42450	45850	49200	52600	56000
RHS LOW INCOME	47550	54300	61100	67900	73350	78750	84200	89600
RHS MOD.INC-GUAR.LOAN	97600	97600	97600	97600	128850	128850	128850	128850
AREAS WITHOUT A ROAD SYSTEM (150%)								
RHS VERY LOW INCOME	42750	48850	54950	61050	65950	70800	75700	80600
RHS LOW INCOME	68400	78150	87900	97700	105500	113300	121100	128950
RHS MOD.INC-GUAR.LOAN	140400	140400	140400	140400	185350	185350	185350	185350
Hoonah-Angoon Census Area, AK								
AREAS WITH A ROAD SYSTEM (115%)								
RHS VERY LOW INCOME	29700	33950	38200	42450	45850	49200	52600	56000
RHS LOW INCOME	47550	54300	61100	67900	73350	78750	84200	89600
RHS MOD.INC-GUAR.LOAN	97600	97600	97600	97600	128850	128850	128850	128850
AREAS WITHOUT A ROAD SYSTEM (150%)								
RHS VERY LOW INCOME	42750	48850	54950	61050	65950	70800	75700	80600
RHS LOW INCOME	68400	78150	87900	97700	105500	113300	121100	128950
RHS MOD.INC-GUAR.LOAN	140400	140400	140400	140400	185350	185350	185350	185350
Juneau City and Borough, AK								
AREAS WITH A ROAD SYSTEM (115%)								
RHS VERY LOW INCOME	29700	33950	38200	42450	45850	49200	52600	56000
RHS LOW INCOME	47550	54300	61100	67900	73350	78750	84200	89600
RHS MOD.INC-GUAR.LOAN	97600	97600	97600	97600	128850	128850	128850	128850
AREAS WITHOUT A ROAD SYSTEM (150%)								
RHS VERY LOW INCOME	42750	48850	54950	61050	65950	70800	75700	80600
RHS LOW INCOME	68400	78150	87900	97700	105500	113300	121100	128950
RHS MOD.INC-GUAR.LOAN	140400	140400	140400	140400	185350	185350	185350	185350

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02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:ALASKA

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	---------- ADJUSTED INCOME LIMITS ----------							
Kenai Peninsula Borough, AK								
AREAS WITH A ROAD SYSTEM (115%)								
RHS VERY LOW INCOME	29700	33950	38200	42450	45850	49200	52600	56000
RHS LOW INCOME	47550	54300	61100	67900	73350	78750	84200	89600
RHS MOD.INC-GUAR.LOAN	97600	97600	97600	97600	128850	128850	128850	128850
AREAS WITHOUT A ROAD SYSTEM (150%)								
RHS VERY LOW INCOME	42750	48850	54950	61050	65950	70800	75700	80600
RHS LOW INCOME	68400	78150	87900	97700	105500	113300	121100	128950
RHS MOD.INC-GUAR.LOAN	140400	140400	140400	140400	185350	185350	185350	185350
Ketchikan Gateway Borough, AK								
AREAS WITH A ROAD SYSTEM (115%)								
RHS VERY LOW INCOME	29700	33950	38200	42450	45850	49200	52600	56000
RHS LOW INCOME	47550	54300	61100	67900	73350	78750	84200	89600
RHS MOD.INC-GUAR.LOAN	97600	97600	97600	97600	128850	128850	128850	128850
AREAS WITHOUT A ROAD SYSTEM (150%)								
RHS VERY LOW INCOME	42750	48850	54950	61050	65950	70800	75700	80600
RHS LOW INCOME	68400	78150	87900	97700	105500	113300	121100	128950
RHS MOD.INC-GUAR.LOAN	140400	140400	140400	140400	185350	185350	185350	185350
Kodiak Island Borough, AK								
AREAS WITH A ROAD SYSTEM (115%)								
RHS VERY LOW INCOME	29700	33950	38200	42450	45850	49200	52600	56000
RHS LOW INCOME	47550	54300	61100	67900	73350	78750	84200	89600
RHS MOD.INC-GUAR.LOAN	97600	97600	97600	97600	128850	128850	128850	128850
AREAS WITHOUT A ROAD SYSTEM (150%)								
RHS VERY LOW INCOME	42750	48850	54950	61050	65950	70800	75700	80600
RHS LOW INCOME	68400	78150	87900	97700	105500	113300	121100	128950
RHS MOD.INC-GUAR.LOAN	140400	140400	140400	140400	185350	185350	185350	185350
Lake and Peninsula Borough, AK								
AREAS WITH A ROAD SYSTEM (115%)								
RHS VERY LOW INCOME	29700	33950	38200	42450	45850	49200	52600	56000
RHS LOW INCOME	47550	54300	61100	67900	73350	78750	84200	89600
RHS MOD.INC-GUAR.LOAN	97600	97600	97600	97600	128850	128850	128850	128850
AREAS WITHOUT A ROAD SYSTEM (150%)								
RHS VERY LOW INCOME	42750	48850	54950	61050	65950	70800	75700	80600
RHS LOW INCOME	68400	78150	87900	97700	105500	113300	121100	128950
RHS MOD.INC-GUAR.LOAN	140400	140400	140400	140400	185350	185350	185350	185350

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02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:ALASKA

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	ADJUSTED INCOME LIMITS							
Nome Census Area, AK								
AREAS WITH A ROAD SYSTEM (115%)								
RHS VERY LOW INCOME	29700	33950	38200	42450	45850	49200	52600	56000
RHS LOW INCOME	47550	54300	61100	67900	73350	78750	84200	89600
RHS MOD.INC-GUAR.LOAN	97600	97600	97600	97600	128850	128850	128850	128850
AREAS WITHOUT A ROAD SYSTEM (150%)								
RHS VERY LOW INCOME	42750	48850	54950	61050	65950	70800	75700	80600
RHS LOW INCOME	68400	78150	87900	97700	105500	113300	121100	128950
RHS MOD.INC-GUAR.LOAN	140400	140400	140400	140400	185350	185350	185350	185350
North Slope Borough, AK								
AREAS WITH A ROAD SYSTEM (115%)								
RHS VERY LOW INCOME	29700	33950	38200	42450	45850	49200	52600	56000
RHS LOW INCOME	47550	54300	61100	67900	73350	78750	84200	89600
RHS MOD.INC-GUAR.LOAN	97600	97600	97600	97600	128850	128850	128850	128850
AREAS WITHOUT A ROAD SYSTEM (150%)								
RHS VERY LOW INCOME	42750	48850	54950	61050	65950	70800	75700	80600
RHS LOW INCOME	68400	78150	87900	97700	105500	113300	121100	128950
RHS MOD.INC-GUAR.LOAN	140400	140400	140400	140400	185350	185350	185350	185350
Northwest Arctic Borough, AK								
AREAS WITH A ROAD SYSTEM (115%)								
RHS VERY LOW INCOME	29700	33950	38200	42450	45850	49200	52600	56000
RHS LOW INCOME	47550	54300	61100	67900	73350	78750	84200	89600
RHS MOD.INC-GUAR.LOAN	97600	97600	97600	97600	128850	128850	128850	128850
AREAS WITHOUT A ROAD SYSTEM (150%)								
RHS VERY LOW INCOME	42750	48850	54950	61050	65950	70800	75700	80600
RHS LOW INCOME	68400	78150	87900	97700	105500	113300	121100	128950
RHS MOD.INC-GUAR.LOAN	140400	140400	140400	140400	185350	185350	185350	185350
Petersburg Census Area, AK								
AREAS WITH A ROAD SYSTEM (115%)								
RHS VERY LOW INCOME	29700	33950	38200	42450	45850	49200	52600	56000
RHS LOW INCOME	47550	54300	61100	67900	73350	78750	84200	89600
RHS MOD.INC-GUAR.LOAN	97600	97600	97600	97600	128850	128850	128850	128850
AREAS WITHOUT A ROAD SYSTEM (150%)								
RHS VERY LOW INCOME	42750	48850	54950	61050	65950	70800	75700	80600
RHS LOW INCOME	68400	78150	87900	97700	105500	113300	121100	128950
RHS MOD.INC-GUAR.LOAN	140400	140400	140400	140400	185350	185350	185350	185350

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02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:ALASKA

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	ADJUSTED INCOME LIMITS							
Prince of Wales-Hyder Census Area, AK								
AREAS WITH A ROAD SYSTEM (115%)								
RHS VERY LOW INCOME	29700	33950	38200	42450	45850	49200	52600	56000
RHS LOW INCOME	47550	54300	61100	67900	73350	78750	84200	89600
RHS MOD.INC-GUAR.LOAN	97600	97600	97600	97600	128850	128850	128850	128850
AREAS WITHOUT A ROAD SYSTEM (150%)								
RHS VERY LOW INCOME	42750	48850	54950	61050	65950	70800	75700	80600
RHS LOW INCOME	68400	78150	87900	97700	105500	113300	121100	128950
RHS MOD.INC-GUAR.LOAN	140400	140400	140400	140400	185350	185350	185350	185350
Sitka City and Borough, AK								
AREAS WITH A ROAD SYSTEM (115%)								
RHS VERY LOW INCOME	29700	33950	38200	42450	45850	49200	52600	56000
RHS LOW INCOME	47550	54300	61100	67900	73350	78750	84200	89600
RHS MOD.INC-GUAR.LOAN	97600	97600	97600	97600	128850	128850	128850	128850
AREAS WITHOUT A ROAD SYSTEM (150%)								
RHS VERY LOW INCOME	42750	48850	54950	61050	65950	70800	75700	80600
RHS LOW INCOME	68400	78150	87900	97700	105500	113300	121100	128950
RHS MOD.INC-GUAR.LOAN	140400	140400	140400	140400	185350	185350	185350	185350
Skagway Municipality, AK								
AREAS WITH A ROAD SYSTEM (115%)								
RHS VERY LOW INCOME	29700	33950	38200	42450	45850	49200	52600	56000
RHS LOW INCOME	47550	54300	61100	67900	73350	78750	84200	89600
RHS MOD.INC-GUAR.LOAN	97600	97600	97600	97600	128850	128850	128850	128850
AREAS WITHOUT A ROAD SYSTEM (150%)								
RHS VERY LOW INCOME	42750	48850	54950	61050	65950	70800	75700	80600
RHS LOW INCOME	68400	78150	87900	97700	105500	113300	121100	128950
RHS MOD.INC-GUAR.LOAN	140400	140400	140400	140400	185350	185350	185350	185350
Southeast Fairbanks Census Area, AK								
AREAS WITH A ROAD SYSTEM (115%)								
RHS VERY LOW INCOME	29700	33950	38200	42450	45850	49200	52600	56000
RHS LOW INCOME	47550	54300	61100	67900	73350	78750	84200	89600
RHS MOD.INC-GUAR.LOAN	97600	97600	97600	97600	128850	128850	128850	128850
AREAS WITHOUT A ROAD SYSTEM (150%)								
RHS VERY LOW INCOME	42750	48850	54950	61050	65950	70800	75700	80600
RHS LOW INCOME	68400	78150	87900	97700	105500	113300	121100	128950
RHS MOD.INC-GUAR.LOAN	140400	140400	140400	140400	185350	185350	185350	185350

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02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:ALASKA

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	ADJUSTED INCOME LIMITS							
Valdez-Cordova Census Area, AK								
AREAS WITH A ROAD SYSTEM (115%)								
RHS VERY LOW INCOME	29700	33950	38200	42450	45850	49200	52600	56000
RHS LOW INCOME	47550	54300	61100	67900	73350	78750	84200	89600
RHS MOD.INC-GUAR.LOAN	97600	97600	97600	97600	128850	128850	128850	128850
AREAS WITHOUT A ROAD SYSTEM (150%)								
RHS VERY LOW INCOME	42750	48850	54950	61050	65950	70800	75700	80600
RHS LOW INCOME	68400	78150	87900	97700	105500	113300	121100	128950
RHS MOD.INC-GUAR.LOAN	140400	140400	140400	140400	185350	185350	185350	185350
Wade Hampton Census Area, AK								
AREAS WITH A ROAD SYSTEM (115%)								
RHS VERY LOW INCOME	29700	33950	38200	42450	45850	49200	52600	56000
RHS LOW INCOME	47550	54300	61100	67900	73350	78750	84200	89600
RHS MOD.INC-GUAR.LOAN	97600	97600	97600	97600	128850	128850	128850	128850
AREAS WITHOUT A ROAD SYSTEM (150%)								
RHS VERY LOW INCOME	42750	48850	54950	61050	65950	70800	75700	80600
RHS LOW INCOME	68400	78150	87900	97700	105500	113300	121100	128950
RHS MOD.INC-GUAR.LOAN	140400	140400	140400	140400	185350	185350	185350	185350
Wrangell City and Borough, AK								
AREAS WITH A ROAD SYSTEM (115%)								
RHS VERY LOW INCOME	29700	33950	38200	42450	45850	49200	52600	56000
RHS LOW INCOME	47550	54300	61100	67900	73350	78750	84200	89600
RHS MOD.INC-GUAR.LOAN	97600	97600	97600	97600	128850	128850	128850	128850
AREAS WITHOUT A ROAD SYSTEM (150%)								
RHS VERY LOW INCOME	42750	48850	54950	61050	65950	70800	75700	80600
RHS LOW INCOME	68400	78150	87900	97700	105500	113300	121100	128950
RHS MOD.INC-GUAR.LOAN	140400	140400	140400	140400	185350	185350	185350	185350
Yakutat City and Borough, AK								
AREAS WITH A ROAD SYSTEM (115%)								
RHS VERY LOW INCOME	29700	33950	38200	42450	45850	49200	52600	56000
RHS LOW INCOME	47550	54300	61100	67900	73350	78750	84200	89600
RHS MOD.INC-GUAR.LOAN	97600	97600	97600	97600	128850	128850	128850	128850
AREAS WITHOUT A ROAD SYSTEM (150%)								
RHS VERY LOW INCOME	42750	48850	54950	61050	65950	70800	75700	80600
RHS LOW INCOME	68400	78150	87900	97700	105500	113300	121100	128950
RHS MOD.INC-GUAR.LOAN	140400	140400	140400	140400	185350	185350	185350	185350

Note: Alaska Home Ownership VLI and LI Median Incomes apply to RHS programs and may not be applied to Low-Income Housing Tax Credit or Dept. of HUD programs

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:ALASKA

P R O G R A M	A J U S T E D I N C O M E L I M I T S							
	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Yukon-Koyukuk Census Area, AK								
AREAS WITH A ROAD SYSTEM (115%)								
RHS VERY LOW INCOME	29700	33950	38200	42450	45850	49200	52600	56000
RHS LOW INCOME	47550	54300	61100	67900	73350	78750	84200	89600
RHS MOD.INC-GUAR.LOAN	97600	97600	97600	97600	128850	128850	128850	128850
AREAS WITHOUT A ROAD SYSTEM (150%)								
RHS VERY LOW INCOME	42750	48850	54950	61050	65950	70800	75700	80600
RHS LOW INCOME	68400	78150	87900	97700	105500	113300	121100	128950
RHS MOD.INC-GUAR.LOAN	140400	140400	140400	140400	185350	185350	185350	185350

Note: Alaska Home Ownership VLI and LI Median Incomes apply to RHS programs and may not be applied to Low-Income Housing Tax Credit or Dept. of HUD programs

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:ARIZONA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
Flagstaff, AZ MSA									
	VERY LOW INCOME	23200	26500	29800	33100	35750	38400	41050	43700
	LOW INCOME	37050	42350	47650	52950	57200	61400	65650	69900
	MOD.INC-GUAR.LOAN	76100	76100	76100	76100	100450	100450	100450	100450
Lake Havasu City-Kingman, AZ MSA									
	VERY LOW INCOME	20650	23600	26550	29550	31900	34250	36600	38950
	LOW INCOME	33100	37850	42550	47300	51100	54850	58650	62450
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Phoenix-Mesa-Glendale, AZ MSA									
	VERY LOW INCOME	23350	26650	30000	33300	36000	38650	41300	44000
	LOW INCOME	37300	42650	47950	53300	57550	61850	66100	70350
	MOD.INC-GUAR.LOAN	76600	76600	76600	76600	101100	101100	101100	101100
Prescott, AZ MSA									
	VERY LOW INCOME	20200	23100	26000	28850	31200	33500	35800	38100
	LOW INCOME	32300	36900	41550	46150	49850	53550	57250	60900
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Tucson, AZ MSA									
	VERY LOW INCOME	21150	24200	27200	30200	32650	35050	37450	39900
	LOW INCOME	33800	38650	43450	48300	52150	56050	59900	63750
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Yuma, AZ MSA									
	VERY LOW INCOME	17250	19700	22150	24600	26600	28550	30550	32500
	LOW INCOME	27550	31500	35400	39350	42500	45650	48800	51950
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Apache County, AZ									
	VERY LOW INCOME	17250	19700	22150	24600	26600	28550	30550	32500
	LOW INCOME	27550	31500	35400	39350	42500	45650	48800	51950
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Cochise County, AZ									
	VERY LOW INCOME	19600	22400	25200	27950	30200	32450	34700	36900
	LOW INCOME	31300	35750	40250	44700	48300	51850	55450	59000
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Gila County, AZ									
	VERY LOW INCOME	18000	20550	23100	25650	27750	29800	31850	33900
	LOW INCOME	28750	32850	36950	41050	44350	47600	50900	54200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT
02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:ARIZONA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Graham County, AZ									
	VERY LOW INCOME	18500	21150	23800	26400	28550	30650	32750	34850
	LOW INCOME	29600	33800	38050	42250	45650	49000	52400	55750
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Greenlee County, AZ									
	VERY LOW INCOME	20100	23000	25850	28700	31000	33300	35600	37900
	LOW INCOME	32150	36700	41300	45900	49550	53250	56900	60600
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
La Paz County, AZ									
	VERY LOW INCOME	17250	19700	22150	24600	26600	28550	30550	32500
	LOW INCOME	27550	31500	35400	39350	42500	45650	48800	51950
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Navajo County, AZ									
	VERY LOW INCOME	17250	19700	22150	24600	26600	28550	30550	32500
	LOW INCOME	27550	31500	35400	39350	42500	45650	48800	51950
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Santa Cruz County, AZ									
	VERY LOW INCOME	17250	19700	22150	24600	26600	28550	30550	32500
	LOW INCOME	27550	31500	35400	39350	42500	45650	48800	51950
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:ARKANSAS

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	ADJUSTED INCOME LIMITS							
Fayetteville-Springdale-Rogers, AR-MO MSA								
Fayetteville-Springdale-Rogers, AR HUD Metro FMR Area								
VERY LOW INCOME	20850	23800	26800	29750	32150	34550	36900	39300
LOW INCOME	33300	38100	42850	47600	51400	55200	59000	62850
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Fort Smith, AR-OK MSA								
Fort Smith, AR-OK HUD Metro FMR Area								
VERY LOW INCOME	16950	19400	21800	24200	26150	28100	30050	31950
LOW INCOME	27100	30950	34850	38700	41800	44900	48000	51100
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Franklin County, AR HUD Metro FMR Area								
VERY LOW INCOME	16100	18400	20700	23000	24850	26700	28500	30350
LOW INCOME	25750	29450	33100	36800	39750	42700	45650	48600
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Hot Springs, AR MSA								
VERY LOW INCOME	17300	19800	22250	24700	26700	28700	30650	32650
LOW INCOME	27650	31600	35550	39500	42650	45800	49000	52150
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Jonesboro, AR MSA								
Jonesboro, AR HUD Metro FMR Area								
VERY LOW INCOME	19600	22400	25200	28000	30250	32500	34750	37000
LOW INCOME	31350	35850	40300	44800	48400	51950	55550	59150
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Poinsett County, AR HUD Metro FMR Area								
VERY LOW INCOME	15750	18000	20250	22500	24300	26100	27900	29700
LOW INCOME	25200	28800	32400	36000	38900	41750	44650	47500
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Little Rock-North Little Rock-Conway, AR MSA								
Grant County, AR HUD Metro FMR Area								
VERY LOW INCOME	21900	25000	28150	31250	33750	36250	38750	41250
LOW INCOME	35000	40000	45000	50000	54000	58000	62000	66000
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Little Rock-North Little Rock-Conway, AR HUD Metro FMR Area								
VERY LOW INCOME	21850	24950	28050	31150	33650	36150	38650	41150
LOW INCOME	34900	39900	44850	49850	53850	57850	61800	65800
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:ARKANSAS

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Memphis, TN-MS-AR MSA									
Memphis, TN-MS-AR HUD Metro FMR Area									
	VERY LOW INCOME	20700	23650	26600	29550	31950	34300	36650	39050
	LOW INCOME	33100	37850	42550	47300	51100	54850	58650	62450
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Pine Bluff, AR MSA									
	VERY LOW INCOME	17000	19400	21850	24250	26200	28150	30100	32050
	LOW INCOME	27150	31050	34900	38800	41900	45000	48100	51200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Texarkana, TX-Texarkana, AR MSA									
	VERY LOW INCOME	19050	21800	24500	27200	29400	31600	33750	35950
	LOW INCOME	30450	34800	39150	43500	47000	50450	53950	57400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Arkansas County, AR									
	VERY LOW INCOME	18300	20900	23500	26100	28200	30300	32400	34500
	LOW INCOME	29250	33400	37600	41750	45100	48450	51750	55100
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Ashley County, AR									
	VERY LOW INCOME	17500	20000	22500	24950	26950	28950	30950	32950
	LOW INCOME	27950	31900	35900	39900	43100	46300	49500	52650
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Baxter County, AR									
	VERY LOW INCOME	16150	18450	20750	23050	24900	26750	28600	30450
	LOW INCOME	25850	29500	33200	36900	39850	42800	45750	48700
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Boone County, AR									
	VERY LOW INCOME	17350	19800	22300	24750	26750	28750	30700	32700
	LOW INCOME	27700	31700	35650	39600	42750	45950	49100	52250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Bradley County, AR									
	VERY LOW INCOME	15750	18000	20250	22500	24300	26100	27900	29700
	LOW INCOME	25200	28800	32400	36000	38900	41750	44650	47500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Calhoun County, AR									
	VERY LOW INCOME	15750	18000	20250	22500	24300	26100	27900	29700
	LOW INCOME	25200	28800	32400	36000	38900	41750	44650	47500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:ARKANSAS

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
Carroll County, AR									
	VERY LOW INCOME	15750	18000	20250	22500	24300	26100	27900	29700
	LOW INCOME	25200	28800	32400	36000	38900	41750	44650	47500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Chicot County, AR									
	VERY LOW INCOME	15750	18000	20250	22500	24300	26100	27900	29700
	LOW INCOME	25200	28800	32400	36000	38900	41750	44650	47500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Clark County, AR									
	VERY LOW INCOME	17650	20200	22700	25200	27250	29250	31250	33300
	LOW INCOME	28200	32250	36250	40300	43500	46750	49950	53200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Clay County, AR									
	VERY LOW INCOME	15750	18000	20250	22500	24300	26100	27900	29700
	LOW INCOME	25200	28800	32400	36000	38900	41750	44650	47500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Cleburne County, AR									
	VERY LOW INCOME	17400	19850	22350	24800	26800	28800	30800	32750
	LOW INCOME	27800	31750	35750	39700	42900	46050	49250	52400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Columbia County, AR									
	VERY LOW INCOME	17450	19950	22450	24900	26900	28900	30900	32900
	LOW INCOME	27900	31900	35850	39850	43050	46250	49400	52600
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Conway County, AR									
	VERY LOW INCOME	17900	20450	23000	25550	27600	29650	31700	33750
	LOW INCOME	28650	32700	36800	40900	44150	47450	50700	54000
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Cross County, AR									
	VERY LOW INCOME	17050	19500	21950	24350	26300	28250	30200	32150
	LOW INCOME	27250	31150	35050	38950	42050	45200	48300	51400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Dallas County, AR									
	VERY LOW INCOME	15750	18000	20250	22500	24300	26100	27900	29700
	LOW INCOME	25200	28800	32400	36000	38900	41750	44650	47500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:ARKANSAS

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
Desha County, AR									
	VERY LOW INCOME	15950	18200	20500	22750	24600	26400	28250	30050
	LOW INCOME	25500	29100	32750	36400	39300	42200	45150	48050
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Drew County, AR									
	VERY LOW INCOME	16650	19000	21400	23750	25650	27550	29450	31350
	LOW INCOME	26600	30400	34200	38000	41050	44100	47100	50150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Fulton County, AR									
	VERY LOW INCOME	15750	18000	20250	22500	24300	26100	27900	29700
	LOW INCOME	25200	28800	32400	36000	38900	41750	44650	47500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Greene County, AR									
	VERY LOW INCOME	17500	20000	22500	25000	27000	29000	31000	33000
	LOW INCOME	28000	32000	36000	40000	43200	46400	49600	52800
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Hempstead County, AR									
	VERY LOW INCOME	15950	18200	20500	22750	24600	26400	28250	30050
	LOW INCOME	25500	29100	32750	36400	39300	42200	45150	48050
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Hot Spring County, AR									
	VERY LOW INCOME	17250	19700	22150	24600	26600	28550	30550	32500
	LOW INCOME	27550	31500	35400	39350	42500	45650	48800	51950
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Howard County, AR									
	VERY LOW INCOME	15750	18000	20250	22500	24300	26100	27900	29700
	LOW INCOME	25200	28800	32400	36000	38900	41750	44650	47500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Independence County, AR									
	VERY LOW INCOME	16900	19300	21700	24100	26050	28000	29900	31850
	LOW INCOME	27000	30850	34700	38550	41650	44700	47800	50900
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Izard County, AR									
	VERY LOW INCOME	15750	18000	20250	22500	24300	26100	27900	29700
	LOW INCOME	25200	28800	32400	36000	38900	41750	44650	47500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:ARKANSAS

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
Jackson County, AR									
	VERY LOW INCOME	15750	18000	20250	22500	24300	26100	27900	29700
	LOW INCOME	25200	28800	32400	36000	38900	41750	44650	47500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Johnson County, AR									
	VERY LOW INCOME	15750	18000	20250	22500	24300	26100	27900	29700
	LOW INCOME	25200	28800	32400	36000	38900	41750	44650	47500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Lafayette County, AR									
	VERY LOW INCOME	15750	18000	20250	22500	24300	26100	27900	29700
	LOW INCOME	25200	28800	32400	36000	38900	41750	44650	47500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Lawrence County, AR									
	VERY LOW INCOME	15750	18000	20250	22500	24300	26100	27900	29700
	LOW INCOME	25200	28800	32400	36000	38900	41750	44650	47500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Lee County, AR									
	VERY LOW INCOME	15750	18000	20250	22500	24300	26100	27900	29700
	LOW INCOME	25200	28800	32400	36000	38900	41750	44650	47500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Little River County, AR									
	VERY LOW INCOME	17750	20250	22800	25300	27350	29350	31400	33400
	LOW INCOME	28350	32400	36450	40500	43750	47000	50200	53450
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Logan County, AR									
	VERY LOW INCOME	17700	20200	22750	25250	27300	29300	31350	33350
	LOW INCOME	28300	32300	36350	40400	43650	46850	50100	53350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Marion County, AR									
	VERY LOW INCOME	15750	18000	20250	22500	24300	26100	27900	29700
	LOW INCOME	25200	28800	32400	36000	38900	41750	44650	47500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Mississippi County, AR									
	VERY LOW INCOME	15750	18000	20250	22500	24300	26100	27900	29700
	LOW INCOME	25200	28800	32400	36000	38900	41750	44650	47500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:ARKANSAS

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
Monroe County, AR									
	VERY LOW INCOME	15750	18000	20250	22500	24300	26100	27900	29700
	LOW INCOME	25200	28800	32400	36000	38900	41750	44650	47500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Montgomery County, AR									
	VERY LOW INCOME	16950	19350	21750	24150	26100	28050	29950	31900
	LOW INCOME	27050	30900	34800	38650	41750	44850	47950	51000
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Nevada County, AR									
	VERY LOW INCOME	17400	19850	22350	24800	26800	28800	30800	32750
	LOW INCOME	27800	31750	35750	39700	42900	46050	49250	52400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Newton County, AR									
	VERY LOW INCOME	15750	18000	20250	22500	24300	26100	27900	29700
	LOW INCOME	25200	28800	32400	36000	38900	41750	44650	47500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Ouachita County, AR									
	VERY LOW INCOME	16300	18600	20950	23250	25150	27000	28850	30700
	LOW INCOME	26050	29750	33500	37200	40200	43150	46150	49100
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Phillips County, AR									
	VERY LOW INCOME	15750	18000	20250	22500	24300	26100	27900	29700
	LOW INCOME	25200	28800	32400	36000	38900	41750	44650	47500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Pike County, AR									
	VERY LOW INCOME	15750	18000	20250	22500	24300	26100	27900	29700
	LOW INCOME	25200	28800	32400	36000	38900	41750	44650	47500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Polk County, AR									
	VERY LOW INCOME	15750	18000	20250	22500	24300	26100	27900	29700
	LOW INCOME	25200	28800	32400	36000	38900	41750	44650	47500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Pope County, AR									
	VERY LOW INCOME	17250	19700	22150	24600	26600	28550	30550	32500
	LOW INCOME	27550	31500	35400	39350	42500	45650	48800	51950
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:ARKANSAS

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
Prairie County, AR									
	VERY LOW INCOME	16050	18350	20650	22950	24800	26600	28450	30300
	LOW INCOME	25700	29350	33050	36700	39650	42550	45500	48450
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Randolph County, AR									
	VERY LOW INCOME	17050	19450	21900	24300	26250	28200	30150	32100
	LOW INCOME	27250	31100	35000	38900	42000	45100	48250	51350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Scott County, AR									
	VERY LOW INCOME	15750	18000	20250	22500	24300	26100	27900	29700
	LOW INCOME	25200	28800	32400	36000	38900	41750	44650	47500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Searcy County, AR									
	VERY LOW INCOME	15750	18000	20250	22500	24300	26100	27900	29700
	LOW INCOME	25200	28800	32400	36000	38900	41750	44650	47500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Sevier County, AR									
	VERY LOW INCOME	15750	18000	20250	22500	24300	26100	27900	29700
	LOW INCOME	25200	28800	32400	36000	38900	41750	44650	47500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Sharp County, AR									
	VERY LOW INCOME	15750	18000	20250	22500	24300	26100	27900	29700
	LOW INCOME	25200	28800	32400	36000	38900	41750	44650	47500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
St. Francis County, AR									
	VERY LOW INCOME	15750	18000	20250	22500	24300	26100	27900	29700
	LOW INCOME	25200	28800	32400	36000	38900	41750	44650	47500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Stone County, AR									
	VERY LOW INCOME	15750	18000	20250	22500	24300	26100	27900	29700
	LOW INCOME	25200	28800	32400	36000	38900	41750	44650	47500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Union County, AR									
	VERY LOW INCOME	17250	19700	22150	24600	26600	28550	30550	32500
	LOW INCOME	27550	31500	35400	39350	42500	45650	48800	51950
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:ARKANSAS

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
Van Buren County, AR									
	VERY LOW INCOME	15750	18000	20250	22500	24300	26100	27900	29700
	LOW INCOME	25200	28800	32400	36000	38900	41750	44650	47500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
White County, AR									
	VERY LOW INCOME	18050	20600	23200	25750	27850	29900	31950	34000
	LOW INCOME	28850	32950	37100	41200	44500	47800	51100	54400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Woodruff County, AR									
	VERY LOW INCOME	15750	18000	20250	22500	24300	26100	27900	29700
	LOW INCOME	25200	28800	32400	36000	38900	41750	44650	47500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Yell County, AR									
	VERY LOW INCOME	15750	18000	20250	22500	24300	26100	27900	29700
	LOW INCOME	25200	28800	32400	36000	38900	41750	44650	47500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:CALIFORNIA

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	---------- ADJUSTED INCOME LIMITS ----------							
Bakersfield-Delano, CA MSA								
VERY LOW INCOME	20300	23200	26100	28950	31300	33600	35900	38250
LOW INCOME	32400	37050	41650	46300	50000	53700	57400	61100
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Chico, CA MSA								
VERY LOW INCOME	20550	23500	26450	29350	31700	34050	36400	38750
LOW INCOME	32850	37550	42250	46950	50700	54450	58200	61950
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
El Centro, CA MSA								
VERY LOW INCOME	20300	23200	26100	28950	31300	33600	35900	38250
LOW INCOME	32400	37050	41650	46300	50000	53700	57400	61100
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Fresno, CA MSA								
VERY LOW INCOME	20300	23200	26100	28950	31300	33600	35900	38250
LOW INCOME	32400	37050	41650	46300	50000	53700	57400	61100
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Hanford-Corcoran, CA MSA								
VERY LOW INCOME	20300	23200	26100	28950	31300	33600	35900	38250
LOW INCOME	32400	37050	41650	46300	50000	53700	57400	61100
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Los Angeles-Long Beach-Santa Ana, CA MSA								
Los Angeles-Long Beach, CA HUD Metro FMR Area								
VERY LOW INCOME	29900	34200	38450	42700	46150	49550	52950	56400
LOW INCOME	47800	54650	61450	68300	73750	79250	84700	90150
MOD.INC-GUAR.LOAN	98200	98200	98200	98200	129600	129600	129600	129600
Orange County, CA HUD Metro FMR Area								
VERY LOW INCOME	33750	38550	43350	48150	52050	55900	59750	63600
LOW INCOME	53950	61650	69350	77050	83200	89400	95550	101700
MOD.INC-GUAR.LOAN	110750	110750	110750	110750	146200	146200	146200	146200
Madera-Chowchilla, CA MSA								
VERY LOW INCOME	20300	23200	26100	28950	31300	33600	35900	38250
LOW INCOME	32400	37050	41650	46300	50000	53700	57400	61100
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Merced, CA MSA								
VERY LOW INCOME	20300	23200	26100	28950	31300	33600	35900	38250
LOW INCOME	32400	37050	41650	46300	50000	53700	57400	61100
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:CALIFORNIA

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	ADJUSTED INCOME LIMITS							
Modesto, CA MSA								
VERY LOW INCOME	21700	24800	27900	31000	33500	36000	38450	40950
LOW INCOME	34700	39700	44650	49600	53550	57550	61500	65450
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Napa, CA MSA								
VERY LOW INCOME	30150	34450	38750	43050	46500	49950	53400	56850
LOW INCOME	46150	52700	59300	65900	71150	76450	81700	87000
MOD.INC-GUAR.LOAN	94750	94750	94750	94750	125050	125050	125050	125050
Oxnard-Thousand Oaks-Ventura, CA MSA								
VERY LOW INCOME	31300	35750	40200	44650	48250	51800	55400	58950
LOW INCOME	49850	56950	64100	71200	76900	82600	88300	94000
MOD.INC-GUAR.LOAN	102350	102350	102350	102350	135100	135100	135100	135100
Redding, CA MSA								
VERY LOW INCOME	20650	23600	26550	29500	31900	34250	36600	38950
LOW INCOME	33050	37750	42500	47200	51000	54750	58550	62300
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Riverside-San Bernardino-Ontario, CA MSA								
VERY LOW INCOME	23450	26800	30150	33500	36200	38900	41550	44250
LOW INCOME	37500	42900	48250	53600	57900	62200	66450	70750
MOD.INC-GUAR.LOAN	77050	77050	77050	77050	101700	101700	101700	101700
Sacramento--Arden-Arcade--Roseville, CA MSA								
Sacramento--Arden-Arcade--Roseville, CA HUD Metro FMR Area								
VERY LOW INCOME	26650	30450	34250	38050	41100	44150	47200	50250
LOW INCOME	42650	48700	54800	60900	65750	70650	75500	80400
MOD.INC-GUAR.LOAN	87550	87550	87550	87550	115550	115550	115550	115550
Yolo, CA HUD Metro FMR Area								
VERY LOW INCOME	26950	30800	34650	38450	41550	44650	47700	50800
LOW INCOME	43050	49200	55350	61500	66400	71350	76250	81200
MOD.INC-GUAR.LOAN	88400	88400	88400	88400	116700	116700	116700	116700
Salinas, CA MSA								
VERY LOW INCOME	25200	28800	32400	35950	38850	41750	44600	47500
LOW INCOME	40250	46000	51750	57500	62100	66700	71300	75900
MOD.INC-GUAR.LOAN	82650	82650	82650	82650	109100	109100	109100	109100
San Diego-Carlsbad-San Marcos, CA MSA								
VERY LOW INCOME	28900	33050	37150	41300	44600	47900	51200	54500
LOW INCOME	46250	52900	59500	66100	71400	76700	81950	87250
MOD.INC-GUAR.LOAN	95000	95000	95000	95000	125400	125400	125400	125400

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02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:CALIFORNIA

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	---------- AJUSTED INCOME LIMITS ----------							
San Francisco-Oakland-Fremont, CA MSA								
Oakland-Fremont, CA HUD Metro FMR Area								
VERY LOW INCOME	32750	37400	42100	46750	50500	54250	58000	61750
LOW INCOME	51500	58900	66250	73600	79500	85400	91250	97150
MOD.INC-GUAR.LOAN	105800	105800	105800	105800	139650	139650	139650	139650
San Francisco, CA HUD Metro FMR Area								
VERY LOW INCOME	39600	45250	50900	56550	61050	65600	70100	74650
LOW INCOME	63850	72950	82100	91200	98500	105800	113100	120400
MOD.INC-GUAR.LOAN	131100	131100	131100	131100	173050	173050	173050	173050
San Jose-Sunnyvale-Santa Clara, CA MSA								
San Benito County, CA HUD Metro FMR Area								
VERY LOW INCOME	28400	32450	36500	40550	43800	47050	50300	53550
LOW INCOME	45450	51900	58400	64900	70100	75300	80500	85650
MOD.INC-GUAR.LOAN	93300	93300	93300	93300	123150	123150	123150	123150
San Jose-Sunnyvale-Santa Clara, CA HUD Metro FMR Area								
VERY LOW INCOME	37150	42450	47750	53050	57300	61550	65800	70050
LOW INCOME	59400	67900	76400	84900	91650	98450	105250	112050
MOD.INC-GUAR.LOAN	122050	122050	122050	122050	161100	161100	161100	161100
San Luis Obispo-Paso Robles, CA MSA								
VERY LOW INCOME	26400	30200	33950	37700	40750	43750	46750	49800
LOW INCOME	42200	48250	54250	60300	65100	69950	74750	79600
MOD.INC-GUAR.LOAN	86700	86700	86700	86700	114450	114450	114450	114450
Santa Barbara-Santa Maria-Goleta, CA MSA								
VERY LOW INCOME	27900	31850	35850	39800	43000	46200	49400	52550
LOW INCOME	44600	50950	57350	63700	68800	73900	79000	84100
MOD.INC-GUAR.LOAN	91550	91550	91550	91550	120850	120850	120850	120850
Santa Cruz-Watsonville, CA MSA								
VERY LOW INCOME	35300	40350	45400	50400	54450	58500	62500	66550
LOW INCOME	56450	64500	72600	80650	87100	93550	100000	106450
MOD.INC-GUAR.LOAN	115950	115950	115950	115950	153050	153050	153050	153050
Santa Rosa-Petaluma, CA MSA								
VERY LOW INCOME	28950	33050	37200	41300	44650	47950	51250	54550
LOW INCOME	45500	52000	58500	65000	70200	75400	80600	85800
MOD.INC-GUAR.LOAN	93450	93450	93450	93450	123350	123350	123350	123350

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:CALIFORNIA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- AJUSTED INCOME LIMITS ----------							
Stockton, CA MSA									
	VERY LOW INCOME	23250	26550	29850	33150	35850	38500	41150	43800
	LOW INCOME	37150	42450	47750	53050	57300	61550	65800	70050
	MOD.INC-GUAR.LOAN	76250	76250	76250	76250	100650	100650	100650	100650
Vallejo-Fairfield, CA MSA									
	VERY LOW INCOME	28950	33050	37200	41300	44650	47950	51250	54550
	LOW INCOME	45500	52000	58500	65000	70200	75400	80600	85800
	MOD.INC-GUAR.LOAN	93450	93450	93450	93450	123350	123350	123350	123350
Visalia-Porterville, CA MSA									
	VERY LOW INCOME	20300	23200	26100	28950	31300	33600	35900	38250
	LOW INCOME	32400	37050	41650	46300	50000	53700	57400	61100
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Yuba City, CA MSA									
	VERY LOW INCOME	20800	23800	26750	29700	32100	34500	36850	39250
	LOW INCOME	33250	38000	42750	47500	51300	55100	58900	62700
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Alpine County, CA									
	VERY LOW INCOME	28600	32650	36750	40800	44100	47350	50600	53900
	LOW INCOME	44750	51100	57500	63900	69000	74100	79250	84350
	MOD.INC-GUAR.LOAN	91850	91850	91850	91850	121250	121250	121250	121250
Amador County, CA									
	VERY LOW INCOME	25350	28950	32550	36150	39050	41950	44850	47750
	LOW INCOME	40500	46300	52050	57850	62500	67100	71750	76350
	MOD.INC-GUAR.LOAN	83150	83150	83150	83150	109750	109750	109750	109750
Calaveras County, CA									
	VERY LOW INCOME	24500	28000	31500	35000	37800	40600	43400	46200
	LOW INCOME	39200	44800	50400	56000	60500	64950	69450	73900
	MOD.INC-GUAR.LOAN	80500	80500	80500	80500	106250	106250	106250	106250
Colusa County, CA									
	VERY LOW INCOME	20300	23200	26100	28950	31300	33600	35900	38250
	LOW INCOME	32400	37050	41650	46300	50000	53700	57400	61100
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Del Norte County, CA									
	VERY LOW INCOME	20300	23200	26100	28950	31300	33600	35900	38250
	LOW INCOME	32400	37050	41650	46300	50000	53700	57400	61100
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:CALIFORNIA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Glenn County, CA									
	VERY LOW INCOME	20300	23200	26100	28950	31300	33600	35900	38250
	LOW INCOME	32400	37050	41650	46300	50000	53700	57400	61100
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Humboldt County, CA									
	VERY LOW INCOME	20300	23200	26100	28950	31300	33600	35900	38250
	LOW INCOME	32400	37050	41650	46300	50000	53700	57400	61100
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Inyo County, CA									
	VERY LOW INCOME	24150	27600	31050	34500	37300	40050	42800	45550
	LOW INCOME	38650	44150	49700	55200	59600	64050	68450	72850
	MOD.INC-GUAR.LOAN	79350	79350	79350	79350	104750	104750	104750	104750
Lake County, CA									
	VERY LOW INCOME	20300	23200	26100	28950	31300	33600	35900	38250
	LOW INCOME	32400	37050	41650	46300	50000	53700	57400	61100
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Lassen County, CA									
	VERY LOW INCOME	23800	27200	30600	33950	36700	39400	42100	44850
	LOW INCOME	38000	43450	48850	54300	58650	63000	67350	71700
	MOD.INC-GUAR.LOAN	78050	78050	78050	78050	103050	103050	103050	103050
Mariposa County, CA									
	VERY LOW INCOME	21500	24550	27600	30650	33150	35600	38050	40500
	LOW INCOME	34350	39250	44150	49050	52950	56900	60800	64750
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Mendocino County, CA									
	VERY LOW INCOME	20300	23200	26100	28950	31300	33600	35900	38250
	LOW INCOME	32400	37050	41650	46300	50000	53700	57400	61100
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Modoc County, CA									
	VERY LOW INCOME	20300	23200	26100	28950	31300	33600	35900	38250
	LOW INCOME	32400	37050	41650	46300	50000	53700	57400	61100
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Mono County, CA									
	VERY LOW INCOME	28450	32500	36550	40600	43850	47100	50350	53600
	LOW INCOME	44750	51100	57500	63900	69000	74100	79250	84350
	MOD.INC-GUAR.LOAN	91850	91850	91850	91850	121250	121250	121250	121250

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02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:CALIFORNIA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Nevada County, CA									
	VERY LOW INCOME	25450	29050	32700	36300	39250	42150	45050	47950
	LOW INCOME	40650	46500	52300	58100	62750	67400	72050	76700
	MOD.INC-GUAR.LOAN	83500	83500	83500	83500	110200	110200	110200	110200
Plumas County, CA									
	VERY LOW INCOME	21700	24800	27900	31000	33500	36000	38450	40950
	LOW INCOME	34700	39700	44650	49600	53550	57550	61500	65450
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Sierra County, CA									
	VERY LOW INCOME	24650	28150	31650	35150	38000	40800	43600	46400
	LOW INCOME	39400	45000	50650	56250	60750	65250	69750	74250
	MOD.INC-GUAR.LOAN	80850	80850	80850	80850	106700	106700	106700	106700
Siskiyou County, CA									
	VERY LOW INCOME	20300	23200	26100	28950	31300	33600	35900	38250
	LOW INCOME	32400	37050	41650	46300	50000	53700	57400	61100
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Tehama County, CA									
	VERY LOW INCOME	20300	23200	26100	28950	31300	33600	35900	38250
	LOW INCOME	32400	37050	41650	46300	50000	53700	57400	61100
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Trinity County, CA									
	VERY LOW INCOME	20300	23200	26100	28950	31300	33600	35900	38250
	LOW INCOME	32400	37050	41650	46300	50000	53700	57400	61100
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Tuolumne County, CA									
	VERY LOW INCOME	23250	26600	29900	33200	35900	38550	41200	43850
	LOW INCOME	37150	42500	47800	53100	57350	61600	65850	70100
	MOD.INC-GUAR.LOAN	76350	76350	76350	76350	100800	100800	100800	100800

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:COLORADO

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	ADJUSTED INCOME LIMITS							
Boulder, CO MSA								
VERY LOW INCOME	33650	38450	43250	48050	51900	55750	59600	63450
LOW INCOME	45500	52000	58500	65000	70200	75400	80600	85800
MOD.INC-GUAR.LOAN	93450	93450	93450	93450	123350	123350	123350	123350
Colorado Springs, CO MSA								
Colorado Springs, CO HUD Metro FMR Area								
VERY LOW INCOME	25700	29400	33050	36700	39650	42600	45550	48450
LOW INCOME	41100	46950	52850	58700	63400	68100	72800	77500
MOD.INC-GUAR.LOAN	84400	84400	84400	84400	111400	111400	111400	111400
Teller County, CO HUD Metro FMR Area								
VERY LOW INCOME	25450	29050	32700	36300	39250	42150	45050	47950
LOW INCOME	40650	46500	52300	58100	62750	67400	72050	76700
MOD.INC-GUAR.LOAN	83500	83500	83500	83500	110200	110200	110200	110200
Denver-Aurora, CO MSA								
Elbert County, CO SEA								
VERY LOW INCOME	29100	33250	37400	41550	44850	48200	51500	54850
LOW INCOME	45500	52000	58500	65000	70200	75400	80600	85800
MOD.INC-GUAR.LOAN	93450	93450	93450	93450	123350	123350	123350	123350
Gilpin County, CO SEA								
VERY LOW INCOME	28600	32700	36750	40850	44100	47400	50650	53900
LOW INCOME	45500	52000	58500	65000	70200	75400	80600	85800
MOD.INC-GUAR.LOAN	93450	93450	93450	93450	123350	123350	123350	123350
Denver-Aurora-Broomfield, CO MSA								
Denver-Aurora-Broomfield, CO MSA								
VERY LOW INCOME	27800	31750	35700	39650	42850	46000	49200	52350
LOW INCOME	44400	50750	57100	63450	68550	73600	78700	83750
MOD.INC-GUAR.LOAN	91200	91200	91200	91200	120400	120400	120400	120400
Fort Collins-Loveland, CO MSA								
VERY LOW INCOME	27200	31100	35000	38850	42000	45100	48200	51300
LOW INCOME	43500	49700	55950	62150	67100	72100	77050	82050
MOD.INC-GUAR.LOAN	89350	89350	89350	89350	117950	117950	117950	117950
Grand Junction, CO MSA								
VERY LOW INCOME	22850	26100	29350	32600	35250	37850	40450	43050
LOW INCOME	36500	41700	46950	52150	56300	60500	64650	68850
MOD.INC-GUAR.LOAN	77650	77650	77650	77650	102500	102500	102500	102500

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02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:COLORADO

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
Greeley, CO MSA									
	VERY LOW INCOME	23950	27400	30800	34200	36950	39700	42450	45150
	LOW INCOME	38300	43750	49250	54700	59100	63450	67850	72200
	MOD.INC-GUAR.LOAN	78650	78650	78650	78650	103800	103800	103800	103800
Pueblo, CO MSA									
	VERY LOW INCOME	21350	24400	27450	30500	32950	35400	37850	40300
	LOW INCOME	34150	39050	43900	48800	52700	56600	60500	64400
	MOD.INC-GUAR.LOAN	77650	77650	77650	77650	102500	102500	102500	102500
Alamosa County, CO									
	VERY LOW INCOME	21350	24400	27450	30500	32950	35400	37850	40300
	LOW INCOME	34150	39050	43900	48800	52700	56600	60500	64400
	MOD.INC-GUAR.LOAN	77650	77650	77650	77650	102500	102500	102500	102500
Archuleta County, CO									
	VERY LOW INCOME	23950	27400	30800	34200	36950	39700	42450	45150
	LOW INCOME	38300	43750	49250	54700	59100	63450	67850	72200
	MOD.INC-GUAR.LOAN	78650	78650	78650	78650	103800	103800	103800	103800
Baca County, CO									
	VERY LOW INCOME	21350	24400	27450	30500	32950	35400	37850	40300
	LOW INCOME	34150	39050	43900	48800	52700	56600	60500	64400
	MOD.INC-GUAR.LOAN	77650	77650	77650	77650	102500	102500	102500	102500
Bent County, CO									
	VERY LOW INCOME	21350	24400	27450	30500	32950	35400	37850	40300
	LOW INCOME	34150	39050	43900	48800	52700	56600	60500	64400
	MOD.INC-GUAR.LOAN	77650	77650	77650	77650	102500	102500	102500	102500
Chaffee County, CO									
	VERY LOW INCOME	21350	24400	27450	30500	32950	35400	37850	40300
	LOW INCOME	34150	39050	43900	48800	52700	56600	60500	64400
	MOD.INC-GUAR.LOAN	77650	77650	77650	77650	102500	102500	102500	102500
Cheyenne County, CO									
	VERY LOW INCOME	23950	27400	30800	34200	36950	39700	42450	45150
	LOW INCOME	38300	43750	49250	54700	59100	63450	67850	72200
	MOD.INC-GUAR.LOAN	78650	78650	78650	78650	103800	103800	103800	103800
Conejos County, CO									
	VERY LOW INCOME	21350	24400	27450	30500	32950	35400	37850	40300
	LOW INCOME	34150	39050	43900	48800	52700	56600	60500	64400
	MOD.INC-GUAR.LOAN	77650	77650	77650	77650	102500	102500	102500	102500

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02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:COLORADO

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
Costilla County, CO									
	VERY LOW INCOME	21350	24400	27450	30500	32950	35400	37850	40300
	LOW INCOME	34150	39050	43900	48800	52700	56600	60500	64400
	MOD.INC-GUAR.LOAN	77650	77650	77650	77650	102500	102500	102500	102500
Crowley County, CO									
	VERY LOW INCOME	21350	24400	27450	30500	32950	35400	37850	40300
	LOW INCOME	34150	39050	43900	48800	52700	56600	60500	64400
	MOD.INC-GUAR.LOAN	77650	77650	77650	77650	102500	102500	102500	102500
Custer County, CO									
	VERY LOW INCOME	21350	24400	27450	30500	32950	35400	37850	40300
	LOW INCOME	34150	39050	43900	48800	52700	56600	60500	64400
	MOD.INC-GUAR.LOAN	77650	77650	77650	77650	102500	102500	102500	102500
Delta County, CO									
	VERY LOW INCOME	21350	24400	27450	30500	32950	35400	37850	40300
	LOW INCOME	34150	39050	43900	48800	52700	56600	60500	64400
	MOD.INC-GUAR.LOAN	77650	77650	77650	77650	102500	102500	102500	102500
Dolores County, CO									
	VERY LOW INCOME	21350	24400	27450	30500	32950	35400	37850	40300
	LOW INCOME	34150	39050	43900	48800	52700	56600	60500	64400
	MOD.INC-GUAR.LOAN	77650	77650	77650	77650	102500	102500	102500	102500
Eagle County, CO									
	VERY LOW INCOME	30450	34800	39150	43450	46950	50450	53900	57400
	LOW INCOME	45500	52000	58500	65000	70200	75400	80600	85800
	MOD.INC-GUAR.LOAN	93450	93450	93450	93450	123350	123350	123350	123350
Fremont County, CO									
	VERY LOW INCOME	21350	24400	27450	30500	32950	35400	37850	40300
	LOW INCOME	34150	39050	43900	48800	52700	56600	60500	64400
	MOD.INC-GUAR.LOAN	77650	77650	77650	77650	102500	102500	102500	102500
Garfield County, CO									
	VERY LOW INCOME	27300	31200	35100	38950	42100	45200	48300	51450
	LOW INCOME	43600	49850	56050	62300	67300	72250	77250	82250
	MOD.INC-GUAR.LOAN	89550	89550	89550	89550	118200	118200	118200	118200
Grand County, CO									
	VERY LOW INCOME	26600	30400	34200	38000	41050	44100	47150	50200
	LOW INCOME	42550	48650	54700	60800	65650	70550	75400	80250
	MOD.INC-GUAR.LOAN	87400	87400	87400	87400	115350	115350	115350	115350

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02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:COLORADO

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Gunnison County, CO									
	VERY LOW INCOME	25200	28800	32400	36000	38900	41800	44650	47550
	LOW INCOME	40300	46100	51850	57600	62200	66800	71400	76050
	MOD.INC-GUAR.LOAN	82800	82800	82800	82800	109300	109300	109300	109300
Hinsdale County, CO									
	VERY LOW INCOME	24750	28250	31800	35300	38150	40950	43800	46600
	LOW INCOME	39550	45200	50850	56500	61000	65550	70050	74600
	MOD.INC-GUAR.LOAN	81200	81200	81200	81200	107200	107200	107200	107200
Huerfano County, CO									
	VERY LOW INCOME	21350	24400	27450	30500	32950	35400	37850	40300
	LOW INCOME	34150	39050	43900	48800	52700	56600	60500	64400
	MOD.INC-GUAR.LOAN	77650	77650	77650	77650	102500	102500	102500	102500
Jackson County, CO									
	VERY LOW INCOME	21900	25000	28150	31250	33750	36250	38750	41250
	LOW INCOME	35000	40000	45000	50000	54000	58000	62000	66000
	MOD.INC-GUAR.LOAN	77650	77650	77650	77650	102500	102500	102500	102500
Kiowa County, CO									
	VERY LOW INCOME	21850	24950	28050	31150	33650	36150	38650	41150
	LOW INCOME	34900	39900	44850	49850	53850	57850	61800	65800
	MOD.INC-GUAR.LOAN	77650	77650	77650	77650	102500	102500	102500	102500
Kit Carson County, CO									
	VERY LOW INCOME	21600	24700	27800	30850	33350	35800	38300	40750
	LOW INCOME	34550	39500	44400	49350	53300	57250	61200	65150
	MOD.INC-GUAR.LOAN	77650	77650	77650	77650	102500	102500	102500	102500
La Plata County, CO									
	VERY LOW INCOME	25950	29650	33350	37050	40050	43000	45950	48950
	LOW INCOME	41500	47450	53350	59300	64050	68800	73550	78300
	MOD.INC-GUAR.LOAN	85250	85250	85250	85250	112550	112550	112550	112550
Lake County, CO									
	VERY LOW INCOME	21350	24400	27450	30500	32950	35400	37850	40300
	LOW INCOME	34150	39050	43900	48800	52700	56600	60500	64400
	MOD.INC-GUAR.LOAN	77650	77650	77650	77650	102500	102500	102500	102500
Las Animas County, CO									
	VERY LOW INCOME	21350	24400	27450	30500	32950	35400	37850	40300
	LOW INCOME	34150	39050	43900	48800	52700	56600	60500	64400
	MOD.INC-GUAR.LOAN	77650	77650	77650	77650	102500	102500	102500	102500

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT
02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:COLORADO

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Lincoln County, CO									
	VERY LOW INCOME	21350	24400	27450	30500	32950	35400	37850	40300
	LOW INCOME	34150	39050	43900	48800	52700	56600	60500	64400
	MOD.INC-GUAR.LOAN	77650	77650	77650	77650	102500	102500	102500	102500
Logan County, CO									
	VERY LOW INCOME	21350	24400	27450	30500	32950	35400	37850	40300
	LOW INCOME	34150	39050	43900	48800	52700	56600	60500	64400
	MOD.INC-GUAR.LOAN	77650	77650	77650	77650	102500	102500	102500	102500
Mineral County, CO									
	VERY LOW INCOME	24050	27450	30900	34300	37050	39800	42550	45300
	LOW INCOME	38450	43900	49400	54900	59300	63700	68100	72450
	MOD.INC-GUAR.LOAN	78900	78900	78900	78900	104150	104150	104150	104150
Moffat County, CO									
	VERY LOW INCOME	23200	26500	29800	33100	35750	38400	41050	43700
	LOW INCOME	37050	42350	47650	52950	57200	61400	65650	69900
	MOD.INC-GUAR.LOAN	77650	77650	77650	77650	102500	102500	102500	102500
Montezuma County, CO									
	VERY LOW INCOME	21350	24400	27450	30500	32950	35400	37850	40300
	LOW INCOME	34150	39050	43900	48800	52700	56600	60500	64400
	MOD.INC-GUAR.LOAN	77650	77650	77650	77650	102500	102500	102500	102500
Montrose County, CO									
	VERY LOW INCOME	21350	24400	27450	30500	32950	35400	37850	40300
	LOW INCOME	34150	39050	43900	48800	52700	56600	60500	64400
	MOD.INC-GUAR.LOAN	77650	77650	77650	77650	102500	102500	102500	102500
Morgan County, CO									
	VERY LOW INCOME	21350	24400	27450	30500	32950	35400	37850	40300
	LOW INCOME	34150	39050	43900	48800	52700	56600	60500	64400
	MOD.INC-GUAR.LOAN	77650	77650	77650	77650	102500	102500	102500	102500
Otero County, CO									
	VERY LOW INCOME	21350	24400	27450	30500	32950	35400	37850	40300
	LOW INCOME	34150	39050	43900	48800	52700	56600	60500	64400
	MOD.INC-GUAR.LOAN	77650	77650	77650	77650	102500	102500	102500	102500
Ouray County, CO									
	VERY LOW INCOME	25100	28650	32250	35800	38700	41550	44400	47300
	LOW INCOME	40100	45850	51550	57300	61900	66450	71050	75650
	MOD.INC-GUAR.LOAN	82350	82350	82350	82350	108700	108700	108700	108700

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT
02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:COLORADO

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Phillips County, CO									
	VERY LOW INCOME	21350	24400	27450	30500	32950	35400	37850	40300
	LOW INCOME	34150	39050	43900	48800	52700	56600	60500	64400
	MOD.INC-GUAR.LOAN	77650	77650	77650	77650	102500	102500	102500	102500
Pitkin County, CO									
	VERY LOW INCOME	37050	42350	47650	52900	57150	61400	65600	69850
	LOW INCOME	46950	53650	60350	67050	72400	77800	83150	88500
	MOD.INC-GUAR.LOAN	96400	96400	96400	96400	127250	127250	127250	127250
Prowers County, CO									
	VERY LOW INCOME	21350	24400	27450	30500	32950	35400	37850	40300
	LOW INCOME	34150	39050	43900	48800	52700	56600	60500	64400
	MOD.INC-GUAR.LOAN	77650	77650	77650	77650	102500	102500	102500	102500
Rio Blanco County, CO									
	VERY LOW INCOME	24000	27400	30850	34250	37000	39750	42500	45250
	LOW INCOME	38350	43850	49300	54800	59200	63550	67950	72350
	MOD.INC-GUAR.LOAN	78800	78800	78800	78800	104000	104000	104000	104000
Rio Grande County, CO									
	VERY LOW INCOME	21350	24400	27450	30500	32950	35400	37850	40300
	LOW INCOME	34150	39050	43900	48800	52700	56600	60500	64400
	MOD.INC-GUAR.LOAN	77650	77650	77650	77650	102500	102500	102500	102500
Routt County, CO									
	VERY LOW INCOME	28450	32500	36550	40600	43850	47100	50350	53600
	LOW INCOME	45450	51950	58450	64950	70150	75350	80550	85750
	MOD.INC-GUAR.LOAN	93350	93350	93350	93350	123200	123200	123200	123200
Saguache County, CO									
	VERY LOW INCOME	21350	24400	27450	30500	32950	35400	37850	40300
	LOW INCOME	34150	39050	43900	48800	52700	56600	60500	64400
	MOD.INC-GUAR.LOAN	77650	77650	77650	77650	102500	102500	102500	102500
San Juan County, CO									
	VERY LOW INCOME	22850	26100	29350	32600	35250	37850	40450	43050
	LOW INCOME	36500	41700	46950	52150	56300	60500	64650	68850
	MOD.INC-GUAR.LOAN	77650	77650	77650	77650	102500	102500	102500	102500
San Miguel County, CO									
	VERY LOW INCOME	30800	35200	39600	43950	47500	51000	54500	58050
	LOW INCOME	45500	52000	58500	65000	70200	75400	80600	85800
	MOD.INC-GUAR.LOAN	93450	93450	93450	93450	123350	123350	123350	123350

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT
02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:COLORADO

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
Sedgwick County, CO									
	VERY LOW INCOME	21350	24400	27450	30500	32950	35400	37850	40300
	LOW INCOME	34150	39050	43900	48800	52700	56600	60500	64400
	MOD.INC-GUAR.LOAN	77650	77650	77650	77650	102500	102500	102500	102500
Summit County, CO									
	VERY LOW INCOME	32250	36850	41450	46050	49750	53450	57150	60800
	LOW INCOME	45500	52000	58500	65000	70200	75400	80600	85800
	MOD.INC-GUAR.LOAN	93450	93450	93450	93450	123350	123350	123350	123350
Washington County, CO									
	VERY LOW INCOME	21350	24400	27450	30500	32950	35400	37850	40300
	LOW INCOME	34150	39050	43900	48800	52700	56600	60500	64400
	MOD.INC-GUAR.LOAN	77650	77650	77650	77650	102500	102500	102500	102500
Yuma County, CO									
	VERY LOW INCOME	21350	24400	27450	30500	32950	35400	37850	40300
	LOW INCOME	34150	39050	43900	48800	52700	56600	60500	64400
	MOD.INC-GUAR.LOAN	77650	77650	77650	77650	102500	102500	102500	102500

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:CONNECTICUT

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	---------- ADJUSTED INCOME LIMITS ----------							
Bridgeport-Stamford-Norwalk, CT MSA								
Bridgeport, CT HUD Metro FMR Area								
VERY LOW INCOME	30800	35200	39600	43950	47500	51000	54500	58050
LOW INCOME	45500	52000	58500	65000	70200	75400	80600	85800
MOD.INC-GUAR.LOAN	99200	99200	99200	99200	130950	130950	130950	130950
Danbury, CT HUD Metro FMR Area								
VERY LOW INCOME	39550	45200	50850	56450	61000	65500	70000	74550
LOW INCOME	52250	59700	67200	74650	80600	86600	92550	98550
MOD.INC-GUAR.LOAN	107300	107300	107300	107300	141650	141650	141650	141650
Stamford-Norwalk, CT HUD Metro FMR Area								
VERY LOW INCOME	44950	51400	57800	64200	69350	74500	79650	84750
LOW INCOME	59150	67600	76050	84500	91250	98000	104800	111550
MOD.INC-GUAR.LOAN	121450	121450	121450	121450	160300	160300	160300	160300
Hartford-West Hartford-East Hartford, CT MSA								
Hartford-West Hartford-East Hartford, CT HUD Metro FMR Area								
VERY LOW INCOME	30700	35100	39500	43850	47400	50900	54400	57900
LOW INCOME	45500	52000	58500	65000	70200	75400	80600	85800
MOD.INC-GUAR.LOAN	99200	99200	99200	99200	130950	130950	130950	130950
North Middlesex County, CT SEA								
VERY LOW INCOME	31450	35900	40400	44900	48500	52100	55700	59250
LOW INCOME	45500	52000	58500	65000	70200	75400	80600	85800
MOD.INC-GUAR.LOAN	99200	99200	99200	99200	130950	130950	130950	130950
Southern Middlesex County, CT HUD Metro FMR Area								
VERY LOW INCOME	34650	39600	44550	49450	53450	57400	61350	65300
LOW INCOME	45500	52000	58500	65000	70200	75400	80600	85800
MOD.INC-GUAR.LOAN	99200	99200	99200	99200	130950	130950	130950	130950
New Haven-Milford, CT MSA								
Milford-Ansonia-Seymour, CT HUD Metro FMR Area								
VERY LOW INCOME	32300	36900	41500	46100	49800	53500	57200	60900
LOW INCOME	45500	52000	58500	65000	70200	75400	80600	85800
MOD.INC-GUAR.LOAN	99200	99200	99200	99200	130950	130950	130950	130950
New Haven-Meriden, CT HUD Metro FMR Area								
VERY LOW INCOME	29750	34000	38250	42450	45850	49250	52650	56050
LOW INCOME	45500	52000	58500	65000	70200	75400	80600	85800
MOD.INC-GUAR.LOAN	99200	99200	99200	99200	130950	130950	130950	130950

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:CONNECTICUT

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	---------- AJUSTED INCOME LIMITS ----------							
Waterbury, CT HUD Metro FMR Area								
VERY LOW INCOME	29150	33300	37450	41600	44950	48300	51600	54950
LOW INCOME	45500	52000	58500	65000	70200	75400	80600	85800
MOD.INC-GUAR.LOAN	99200	99200	99200	99200	130950	130950	130950	130950
Norwich-New London, CT MSA								
Colchester-Lebanon, CT HUD Metro FMR Area								
VERY LOW INCOME	35800	40900	46000	51100	55200	59300	63400	67500
LOW INCOME	45500	52000	58500	65000	70200	75400	80600	85800
MOD.INC-GUAR.LOAN	99200	99200	99200	99200	130950	130950	130950	130950
Norwich-New London, CT HUD Metro FMR Area								
VERY LOW INCOME	29650	33850	38100	42300	45700	49100	52500	55850
LOW INCOME	45500	52000	58500	65000	70200	75400	80600	85800
MOD.INC-GUAR.LOAN	99200	99200	99200	99200	130950	130950	130950	130950
Litchfield County, CT								
Litchfield County, CT								
VERY LOW INCOME	31500	36000	40500	44950	48550	52150	55750	59350
LOW INCOME	45500	52000	58500	65000	70200	75400	80600	85800
MOD.INC-GUAR.LOAN	99200	99200	99200	99200	130950	130950	130950	130950
New Milford, CT SEA								
VERY LOW INCOME	32500	37100	41750	46400	50100	53800	57550	61250
LOW INCOME	45500	52000	58500	65000	70200	75400	80600	85800
MOD.INC-GUAR.LOAN	99200	99200	99200	99200	130950	130950	130950	130950
Windham County, CT								
VERY LOW INCOME	29150	33300	37450	41600	44950	48300	51600	54950
LOW INCOME	45500	52000	58500	65000	70200	75400	80600	85800
MOD.INC-GUAR.LOAN	99200	99200	99200	99200	130950	130950	130950	130950

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:DELAWARE

	P R O G R A M	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- A J U S T E D I N C O M E L I M I T S ----------							
Dover, DE MSA									
	VERY LOW INCOME	23250	26550	29850	33150	35850	38500	41150	43800
	LOW INCOME	37150	42450	47750	53050	57300	61550	65800	70050
	MOD.INC-GUAR.LOAN	78900	78900	78900	78900	104150	104150	104150	104150
Philadelphia-Camden-Wilmington, PA-NJ-DE-MD MSA									
	VERY LOW INCOME	28550	32600	36700	40750	44050	47300	50550	53800
	LOW INCOME	45500	52000	58500	65000	70200	75400	80600	85800
	MOD.INC-GUAR.LOAN	93450	93450	93450	93450	123350	123350	123350	123350
Sussex County, DE									
	VERY LOW INCOME	21950	25050	28200	31300	33850	36350	38850	41350
	LOW INCOME	35050	40100	45100	50100	54100	58100	62100	66150
	MOD.INC-GUAR.LOAN	78900	78900	78900	78900	104150	104150	104150	104150

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:DISTRICT OF COLUMBIA

P R O G R A M	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	A J U S T E D I N C O M E L I M I T S							
Washington-Arlington-Alexandria, DC-VA-MD-WV MSA								
Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area								
VERY LOW INCOME	37650	43000	48400	53750	58050	62350	66650	70950
LOW INCOME	49200	56200	63250	70250	75850	81500	87100	92750
MOD.INC-GUAR.LOAN	101000	101000	101000	101000	133300	133300	133300	133300

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:FLORIDA

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	ADJUSTED INCOME LIMITS							
Cape Coral-Fort Myers, FL MSA								
VERY LOW INCOME	21600	24650	27750	30800	33300	35750	38200	40700
LOW INCOME	34500	39450	44350	49300	53250	57200	61150	65100
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Crestview-Fort Walton Beach-Destin, FL MSA								
VERY LOW INCOME	23950	27400	30800	34200	36950	39700	42450	45150
LOW INCOME	38300	43750	49250	54700	59100	63450	67850	72200
MOD.INC-GUAR.LOAN	78650	78650	78650	78650	103800	103800	103800	103800
Deltona-Daytona Beach-Ormond Beach, FL MSA								
VERY LOW INCOME	20300	23200	26100	28950	31300	33600	35900	38250
LOW INCOME	32400	37050	41650	46300	50000	53700	57400	61100
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Gainesville, FL MSA								
VERY LOW INCOME	21500	24550	27600	30650	33150	35600	38050	40500
LOW INCOME	34350	39250	44150	49050	52950	56900	60800	64750
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Jacksonville, FL MSA								
Baker County, FL HUD Metro FMR Area								
VERY LOW INCOME	20700	23650	26600	29550	31950	34300	36650	39050
LOW INCOME	33100	37850	42550	47300	51100	54850	58650	62450
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Jacksonville, FL HUD Metro FMR Area								
VERY LOW INCOME	23600	26950	30300	33650	36350	39050	41750	44450
LOW INCOME	37700	43100	48450	53850	58150	62450	66750	71100
MOD.INC-GUAR.LOAN	77400	77400	77400	77400	102150	102150	102150	102150
Lakeland-Winter Haven, FL MSA								
VERY LOW INCOME	19100	21800	24550	27250	29450	31650	33800	36000
LOW INCOME	30500	34900	39250	43600	47100	50600	54050	57550
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Miami-Fort Lauderdale-Pompano Beach, FL MSA								
Fort Lauderdale, FL HUD Metro FMR Area								
VERY LOW INCOME	27750	31700	35650	39600	42800	45950	49150	52300
LOW INCOME	44350	50700	57000	63350	68400	73500	78550	83600
MOD.INC-GUAR.LOAN	91050	91050	91050	91050	120200	120200	120200	120200

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:FLORIDA

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	---------- ADJUSTED INCOME LIMITS ----------							
Miami-Miami Beach-Kendall, FL HUD Metro FMR Area								
VERY LOW INCOME	24650	28150	31650	35150	38000	40800	43600	46400
LOW INCOME	39400	45000	50650	56250	60750	65250	69750	74250
MOD.INC-GUAR.LOAN	80850	80850	80850	80850	106700	106700	106700	106700
West Palm Beach-Boca Raton, FL HUD Metro FMR Area								
VERY LOW INCOME	26650	30450	34250	38050	41100	44150	47200	50250
LOW INCOME	42650	48700	54800	60900	65750	70650	75500	80400
MOD.INC-GUAR.LOAN	87550	87550	87550	87550	115550	115550	115550	115550
Naples-Marco Island, FL MSA								
VERY LOW INCOME	25500	29150	32800	36400	39350	42250	45150	48050
LOW INCOME	40800	46600	52450	58250	62900	67550	72250	76900
MOD.INC-GUAR.LOAN	83750	83750	83750	83750	110550	110550	110550	110550
North Port-Bradenton-Sarasota, FL MSA								
VERY LOW INCOME	22900	26200	29450	32700	35350	37950	40550	43200
LOW INCOME	36600	41850	47050	52300	56500	60650	64850	69050
MOD.INC-GUAR.LOAN	75200	75200	75200	75200	99250	99250	99250	99250
Ocala, FL MSA								
VERY LOW INCOME	17700	20200	22750	25250	27300	29300	31350	33350
LOW INCOME	28300	32300	36350	40400	43650	46850	50100	53350
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Orlando-Kissimmee-Sanford, FL MSA								
VERY LOW INCOME	21500	24550	27600	30650	33150	35600	38050	40500
LOW INCOME	34350	39250	44150	49050	52950	56900	60800	64750
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Palm Bay-Melbourne-Titusville, FL MSA								
VERY LOW INCOME	22050	25200	28350	31450	34000	36500	39000	41550
LOW INCOME	35200	40250	45250	50300	54300	58350	62350	66400
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Palm Coast, FL MSA								
VERY LOW INCOME	21150	24150	27150	30150	32600	35000	37400	39800
LOW INCOME	33800	38600	43450	48250	52100	55950	59850	63700
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Panama City-Lynn Haven-Panama City Beach, FL MSA								
VERY LOW INCOME	20850	23800	26800	29750	32150	34550	36900	39300
LOW INCOME	33300	38100	42850	47600	51400	55200	59000	62850
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:FLORIDA

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	ADJUSTED INCOME LIMITS							
Pensacola-Ferry Pass-Brent, FL MSA								
VERY LOW INCOME	20750	23700	26650	29600	32000	34350	36750	39100
LOW INCOME	33150	37900	42600	47350	51150	54950	58700	62500
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Port St. Lucie, FL MSA								
VERY LOW INCOME	20950	23900	26900	29900	32300	34700	37100	39450
LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Punta Gorda, FL MSA								
VERY LOW INCOME	19550	22350	25150	27900	30150	32400	34600	36850
LOW INCOME	31250	35700	40200	44650	48200	51800	55350	58950
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Sebastian-Vero Beach, FL MSA								
VERY LOW INCOME	20900	23850	26850	29800	32200	34600	37000	39350
LOW INCOME	33400	38150	42950	47700	51500	55350	59150	62950
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Tallahassee, FL MSA								
Tallahassee, FL HUD Metro FMR Area								
VERY LOW INCOME	22550	25750	28950	32150	34750	37300	39900	42450
LOW INCOME	36000	41150	46300	51450	55550	59700	63800	67900
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Wakulla County, FL HUD Metro FMR Area								
VERY LOW INCOME	23400	26750	30100	33400	36100	38750	41450	44100
LOW INCOME	37400	42750	48100	53450	57750	62000	66300	70550
MOD.INC-GUAR.LOAN	76850	76850	76850	76850	101450	101450	101450	101450
Tampa-St. Petersburg-Clearwater, FL MSA								
VERY LOW INCOME	20800	23800	26750	29700	32100	34500	36850	39250
LOW INCOME	33250	38000	42750	47500	51300	55100	58900	62700
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Bradford County, FL								
VERY LOW INCOME	18200	20800	23400	25950	28050	30150	32200	34300
LOW INCOME	29050	33200	37350	41500	44800	48150	51450	54800
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Calhoun County, FL								
VERY LOW INCOME	16800	19200	21600	24000	25950	27850	29800	31700
LOW INCOME	26900	30700	34550	38400	41450	44550	47600	50700
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
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02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:FLORIDA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Citrus County, FL									
	VERY LOW INCOME	16850	19250	21650	24050	26000	27900	29850	31750
	LOW INCOME	26950	30800	34650	38500	41600	44650	47750	50800
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Columbia County, FL									
	VERY LOW INCOME	17250	19700	22150	24600	26600	28550	30550	32500
	LOW INCOME	27550	31500	35400	39350	42500	45650	48800	51950
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
DeSoto County, FL									
	VERY LOW INCOME	16800	19200	21600	24000	25950	27850	29800	31700
	LOW INCOME	26900	30700	34550	38400	41450	44550	47600	50700
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Dixie County, FL									
	VERY LOW INCOME	17450	19950	22450	24900	26900	28900	30900	32900
	LOW INCOME	27900	31900	35850	39850	43050	46250	49400	52600
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Franklin County, FL									
	VERY LOW INCOME	18000	20600	23150	25700	27800	29850	31900	33950
	LOW INCOME	28750	32900	37000	41100	44400	47700	50950	54250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Glades County, FL									
	VERY LOW INCOME	17000	19400	21850	24250	26200	28150	30100	32050
	LOW INCOME	27150	31050	34900	38800	41900	45000	48100	51200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Gulf County, FL									
	VERY LOW INCOME	18050	20600	23200	25750	27850	29900	31950	34000
	LOW INCOME	28850	32950	37100	41200	44500	47800	51100	54400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Hamilton County, FL									
	VERY LOW INCOME	17050	19500	21950	24350	26300	28250	30200	32150
	LOW INCOME	27250	31150	35050	38950	42050	45200	48300	51400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Hardee County, FL									
	VERY LOW INCOME	16800	19200	21600	24000	25950	27850	29800	31700
	LOW INCOME	26900	30700	34550	38400	41450	44550	47600	50700
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
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02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:FLORIDA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
Hendry County, FL									
	VERY LOW INCOME	16800	19200	21600	24000	25950	27850	29800	31700
	LOW INCOME	26900	30700	34550	38400	41450	44550	47600	50700
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Highlands County, FL									
	VERY LOW INCOME	16800	19200	21600	24000	25950	27850	29800	31700
	LOW INCOME	26900	30700	34550	38400	41450	44550	47600	50700
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Holmes County, FL									
	VERY LOW INCOME	16800	19200	21600	24000	25950	27850	29800	31700
	LOW INCOME	26900	30700	34550	38400	41450	44550	47600	50700
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Jackson County, FL									
	VERY LOW INCOME	18900	21600	24300	27000	29200	31350	33500	35650
	LOW INCOME	30250	34550	38900	43200	46650	50100	53550	57000
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Lafayette County, FL									
	VERY LOW INCOME	20000	22850	25700	28550	30850	33150	35450	37700
	LOW INCOME	32000	36550	41150	45700	49350	53000	56650	60300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Levy County, FL									
	VERY LOW INCOME	16800	19200	21600	24000	25950	27850	29800	31700
	LOW INCOME	26900	30700	34550	38400	41450	44550	47600	50700
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Liberty County, FL									
	VERY LOW INCOME	18800	21450	24150	26800	28950	31100	33250	35400
	LOW INCOME	30050	34300	38600	42900	46350	49750	53200	56650
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Madison County, FL									
	VERY LOW INCOME	16850	19250	21650	24050	26000	27900	29850	31750
	LOW INCOME	26950	30800	34650	38500	41600	44650	47750	50800
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Monroe County, FL									
	VERY LOW INCOME	30350	34700	39050	43350	46850	50300	53800	57250
	LOW INCOME	50050	57200	64350	71500	77200	82950	88650	94400
	MOD.INC-GUAR.LOAN	102800	102800	102800	102800	135700	135700	135700	135700

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:FLORIDA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
Okeechobee County, FL									
	VERY LOW INCOME	17450	19950	22450	24900	26900	28900	30900	32900
	LOW INCOME	27900	31900	35850	39850	43050	46250	49400	52600
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Putnam County, FL									
	VERY LOW INCOME	16800	19200	21600	24000	25950	27850	29800	31700
	LOW INCOME	26900	30700	34550	38400	41450	44550	47600	50700
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Sumter County, FL									
	VERY LOW INCOME	19500	22250	25050	27800	30050	32250	34500	36700
	LOW INCOME	31150	35600	40050	44500	48050	51600	55200	58750
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Suwannee County, FL									
	VERY LOW INCOME	16800	19200	21600	24000	25950	27850	29800	31700
	LOW INCOME	26900	30700	34550	38400	41450	44550	47600	50700
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Taylor County, FL									
	VERY LOW INCOME	17500	20000	22500	25000	27000	29000	31000	33000
	LOW INCOME	28000	32000	36000	40000	43200	46400	49600	52800
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Union County, FL									
	VERY LOW INCOME	20100	22950	25800	28650	30950	33250	35550	37850
	LOW INCOME	32100	36700	41250	45850	49500	53200	56850	60500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Walton County, FL									
	VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
	LOW INCOME	32950	37700	42400	47100	50850	54650	58400	62150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Washington County, FL									
	VERY LOW INCOME	17400	19900	22400	24850	26850	28850	30850	32850
	LOW INCOME	27850	31800	35800	39750	42950	46100	49300	52450
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:GEORGIA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
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		A J U S T E D I N C O M E L I M I T S							
Albany, GA MSA									
	VERY LOW INCOME	17300	19800	22250	24700	26700	28700	30650	32650
	LOW INCOME	27650	31600	35550	39500	42650	45800	49000	52150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Athens-Clarke County, GA MSA									
	VERY LOW INCOME	20800	23800	26750	29700	32100	34500	36850	39250
	LOW INCOME	33250	38000	42750	47500	51300	55100	58900	62700
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Atlanta-Sandy Springs-Marietta, GA MSA									
Atlanta-Sandy Springs-Marietta, GA HUD Metro FMR Area									
	VERY LOW INCOME	25150	28750	32350	35900	38800	41650	44550	47400
	LOW INCOME	40200	45950	51700	57450	62050	66650	71250	75850
	MOD.INC-GUAR.LOAN	82600	82600	82600	82600	109050	109050	109050	109050
Butts County, GA HUD Metro FMR Area									
	VERY LOW INCOME	22250	25400	28600	31750	34300	36850	39400	41950
	LOW INCOME	35550	40650	45700	50800	54850	58950	63000	67050
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Haralson County, GA HUD Metro FMR Area									
	VERY LOW INCOME	16950	19350	21800	24200	26150	28050	30000	31950
	LOW INCOME	27100	30950	34850	38700	41800	44900	48000	51100
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Lamar County, GA HUD Metro FMR Area									
	VERY LOW INCOME	18950	21650	24350	27050	29250	31400	33550	35750
	LOW INCOME	30300	34650	38950	43300	46750	50250	53700	57150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Meriwether County, GA HUD Metro FMR Area									
	VERY LOW INCOME	17550	20050	22550	25050	27100	29100	31100	33100
	LOW INCOME	28050	32100	36100	40100	43300	46500	49700	52950
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Augusta-Richmond County, GA-SC MSA									
	VERY LOW INCOME	20300	23200	26100	28950	31300	33600	35900	38250
	LOW INCOME	32400	37050	41650	46300	50000	53700	57400	61100
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Brunswick, GA MSA									
	VERY LOW INCOME	21100	24100	27100	30100	32550	34950	37350	39750
	LOW INCOME	33700	38500	43350	48150	52000	55850	59700	63550
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:GEORGIA

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	---------- AJUSTED INCOME LIMITS ----------							
Chattanooga, TN-GA MSA								
VERY LOW INCOME	20300	23200	26100	29000	31350	33650	36000	38300
LOW INCOME	32500	37100	41750	46400	50100	53800	57550	61250
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Columbus, GA-AL MSA								
VERY LOW INCOME	18350	20950	23550	26150	28250	30350	32450	34550
LOW INCOME	29300	33500	37650	41850	45200	48550	51900	55250
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Dalton, GA MSA								
Dalton, GA HUD Metro FMR Area								
VERY LOW INCOME	18500	21150	23800	26450	28550	30650	32750	34900
LOW INCOME	29600	33850	38100	42300	45700	49100	52500	55850
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Murray County, GA HUD Metro FMR Area								
VERY LOW INCOME	18400	21000	23650	26250	28350	30450	32550	34650
LOW INCOME	29400	33600	37800	42000	45350	48700	52100	55450
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Gainesville, GA MSA								
VERY LOW INCOME	21700	24800	27900	31000	33500	36000	38450	40950
LOW INCOME	34700	39700	44650	49600	53550	57550	61500	65450
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Hinesville-Fort Stewart, GA MSA								
Hinesville-Fort Stewart, GA HUD Metro FMR Area								
VERY LOW INCOME	17500	20000	22500	25000	27000	29000	31000	33000
LOW INCOME	28000	32000	36000	40000	43200	46400	49600	52800
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Long County, GA HUD Metro FMR Area								
VERY LOW INCOME	17400	19900	22400	24850	26850	28850	30850	32850
LOW INCOME	27850	31800	35800	39750	42950	46100	49300	52450
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Macon, GA MSA								
Macon, GA MSA								
VERY LOW INCOME	19250	22000	24750	27500	29700	31900	34100	36300
LOW INCOME	30800	35200	39600	44000	47500	51050	54550	58100
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:GEORGIA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Monroe County, GA HUD Metro FMR Area									
	VERY LOW INCOME	22750	26000	29250	32450	35050	37650	40250	42850
	LOW INCOME	36350	41500	46700	51900	56050	60200	64350	68500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Rome, GA MSA									
	VERY LOW INCOME	18500	21150	23800	26400	28550	30650	32750	34850
	LOW INCOME	29600	33800	38050	42250	45650	49000	52400	55750
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Savannah, GA MSA									
	VERY LOW INCOME	21300	24350	27400	30400	32850	35300	37700	40150
	LOW INCOME	34050	38900	43800	48650	52550	56450	60350	64200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Valdosta, GA MSA									
	VERY LOW INCOME	17850	20400	22950	25450	27500	29550	31600	33600
	LOW INCOME	28500	32550	36650	40700	43950	47200	50450	53700
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Warner Robins, GA MSA									
	VERY LOW INCOME	25000	28600	32150	35700	38600	41450	44300	47150
	LOW INCOME	39950	45700	51400	57100	61650	66250	70800	75350
	MOD.INC-GUAR.LOAN	82100	82100	82100	82100	108350	108350	108350	108350
Appling County, GA									
	VERY LOW INCOME	16600	19000	21350	23700	25600	27500	29400	31300
	LOW INCOME	26550	30300	34100	37900	40950	43950	47000	50050
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Atkinson County, GA									
	VERY LOW INCOME	16250	18600	20900	23200	25100	26950	28800	30650
	LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Bacon County, GA									
	VERY LOW INCOME	16800	19200	21600	23950	25900	27800	29700	31650
	LOW INCOME	26800	30650	34450	38300	41350	44450	47500	50550
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Baldwin County, GA									
	VERY LOW INCOME	18500	21150	23800	26450	28550	30700	32800	34900
	LOW INCOME	29600	33850	38050	42300	45700	49050	52450	55850
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:GEORGIA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Banks County, GA									
	VERY LOW INCOME	19550	22300	25100	27900	30150	32350	34600	36850
	LOW INCOME	31250	35700	40200	44650	48200	51800	55350	58950
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Ben Hill County, GA									
	VERY LOW INCOME	16250	18600	20900	23200	25100	26950	28800	30650
	LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Berrien County, GA									
	VERY LOW INCOME	16250	18600	20900	23200	25100	26950	28800	30650
	LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Bleckley County, GA									
	VERY LOW INCOME	18800	21500	24200	26850	29000	31150	33300	35450
	LOW INCOME	30050	34350	38650	42950	46400	49800	53250	56700
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Bulloch County, GA									
	VERY LOW INCOME	19850	22700	25550	28350	30650	32900	35200	37450
	LOW INCOME	31750	36300	40800	45350	49000	52600	56250	59850
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Calhoun County, GA									
	VERY LOW INCOME	16600	18950	21300	23650	25550	27450	29350	31250
	LOW INCOME	26500	30300	34050	37850	40900	43900	46950	49950
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Camden County, GA									
	VERY LOW INCOME	21850	25000	28100	31200	33700	36200	38700	41200
	LOW INCOME	34950	39900	44900	49900	53900	57900	61900	65850
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Candler County, GA									
	VERY LOW INCOME	16250	18600	20900	23200	25100	26950	28800	30650
	LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Charlton County, GA									
	VERY LOW INCOME	17750	20300	22850	25350	27400	29450	31450	33500
	LOW INCOME	28400	32450	36500	40550	43800	47050	50300	53550
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
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02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:GEORGIA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Chattooga County, GA									
	VERY LOW INCOME	16250	18600	20900	23200	25100	26950	28800	30650
	LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Clay County, GA									
	VERY LOW INCOME	16250	18600	20900	23200	25100	26950	28800	30650
	LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Clinch County, GA									
	VERY LOW INCOME	16600	19000	21350	23700	25600	27500	29400	31300
	LOW INCOME	26550	30300	34100	37900	40950	43950	47000	50050
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Coffee County, GA									
	VERY LOW INCOME	16250	18600	20900	23200	25100	26950	28800	30650
	LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Colquitt County, GA									
	VERY LOW INCOME	16250	18600	20900	23200	25100	26950	28800	30650
	LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Cook County, GA									
	VERY LOW INCOME	16600	19000	21350	23700	25600	27500	29400	31300
	LOW INCOME	26550	30300	34100	37900	40950	43950	47000	50050
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Crisp County, GA									
	VERY LOW INCOME	16250	18600	20900	23200	25100	26950	28800	30650
	LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Decatur County, GA									
	VERY LOW INCOME	16600	19000	21350	23700	25600	27500	29400	31300
	LOW INCOME	26550	30300	34100	37900	40950	43950	47000	50050
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Dodge County, GA									
	VERY LOW INCOME	17200	19650	22100	24550	26550	28500	30450	32450
	LOW INCOME	27500	31450	35350	39300	42450	45600	48750	51900
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:GEORGIA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Dooly County, GA									
	VERY LOW INCOME	16250	18600	20900	23200	25100	26950	28800	30650
	LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Early County, GA									
	VERY LOW INCOME	16250	18600	20900	23200	25100	26950	28800	30650
	LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Elbert County, GA									
	VERY LOW INCOME	16250	18600	20900	23200	25100	26950	28800	30650
	LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Emanuel County, GA									
	VERY LOW INCOME	16250	18600	20900	23200	25100	26950	28800	30650
	LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Evans County, GA									
	VERY LOW INCOME	16600	19000	21350	23700	25600	27500	29400	31300
	LOW INCOME	26550	30300	34100	37900	40950	43950	47000	50050
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Fannin County, GA									
	VERY LOW INCOME	16250	18600	20900	23200	25100	26950	28800	30650
	LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Franklin County, GA									
	VERY LOW INCOME	17100	19550	22000	24450	26400	28350	30300	32250
	LOW INCOME	27400	31300	35200	39100	42250	45400	48500	51650
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Gilmer County, GA									
	VERY LOW INCOME	16850	19300	21700	24100	26050	27950	29900	31800
	LOW INCOME	27000	30850	34700	38550	41650	44700	47800	50900
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Glascock County, GA									
	VERY LOW INCOME	17400	19900	22400	24850	26850	28850	30850	32850
	LOW INCOME	27850	31800	35800	39750	42950	46100	49300	52450
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:GEORGIA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Gordon County, GA									
	VERY LOW INCOME	18650	21300	23950	26600	28750	30900	33000	35150
	LOW INCOME	29800	34050	38300	42550	45950	49350	52750	56150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Grady County, GA									
	VERY LOW INCOME	16250	18600	20900	23200	25100	26950	28800	30650
	LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Greene County, GA									
	VERY LOW INCOME	17350	19800	22300	24750	26750	28750	30700	32700
	LOW INCOME	27700	31700	35650	39600	42750	45950	49100	52250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Habersham County, GA									
	VERY LOW INCOME	18450	21050	23700	26300	28450	30550	32650	34750
	LOW INCOME	29450	33700	37900	42100	45450	48850	52200	55550
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Hancock County, GA									
	VERY LOW INCOME	16250	18600	20900	23200	25100	26950	28800	30650
	LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Hart County, GA									
	VERY LOW INCOME	17750	20250	22800	25300	27350	29350	31400	33400
	LOW INCOME	28350	32400	36450	40500	43750	47000	50200	53450
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Irwin County, GA									
	VERY LOW INCOME	18800	21450	24150	26800	28950	31100	33250	35400
	LOW INCOME	30050	34300	38600	42900	46350	49750	53200	56650
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Jackson County, GA									
	VERY LOW INCOME	21700	24800	27900	30950	33450	35950	38400	40900
	LOW INCOME	34650	39600	44550	49500	53450	57400	61400	65350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Jeff Davis County, GA									
	VERY LOW INCOME	16250	18600	20900	23200	25100	26950	28800	30650
	LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:GEORGIA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Jefferson County, GA									
	VERY LOW INCOME	16250	18600	20900	23200	25100	26950	28800	30650
	LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Jenkins County, GA									
	VERY LOW INCOME	16250	18600	20900	23200	25100	26950	28800	30650
	LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Johnson County, GA									
	VERY LOW INCOME	16250	18600	20900	23200	25100	26950	28800	30650
	LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Laurens County, GA									
	VERY LOW INCOME	18000	20550	23100	25650	27750	29800	31850	33900
	LOW INCOME	28750	32850	36950	41050	44350	47600	50900	54200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Lincoln County, GA									
	VERY LOW INCOME	16350	18650	21000	23300	25200	27050	28900	30800
	LOW INCOME	26100	29850	33550	37300	40300	43250	46250	49250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Lumpkin County, GA									
	VERY LOW INCOME	20200	23100	26000	28850	31200	33500	35800	38100
	LOW INCOME	32300	36900	41550	46150	49850	53550	57250	60900
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Macon County, GA									
	VERY LOW INCOME	16250	18600	20900	23200	25100	26950	28800	30650
	LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Miller County, GA									
	VERY LOW INCOME	16250	18600	20900	23200	25100	26950	28800	30650
	LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Mitchell County, GA									
	VERY LOW INCOME	16950	19350	21750	24150	26100	28050	29950	31900
	LOW INCOME	27050	30900	34800	38650	41750	44850	47950	51000
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:GEORGIA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
Montgomery County, GA									
	VERY LOW INCOME	17150	19600	22050	24450	26450	28400	30350	32300
	LOW INCOME	27350	31300	35200	39100	42250	45350	48500	51600
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Morgan County, GA									
	VERY LOW INCOME	21850	25000	28100	31200	33700	36200	38700	41200
	LOW INCOME	34950	39900	44900	49900	53900	57900	61900	65850
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Peach County, GA									
	VERY LOW INCOME	20450	23400	26300	29200	31550	33900	36250	38550
	LOW INCOME	32700	37350	42050	46700	50450	54150	57900	61650
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Pierce County, GA									
	VERY LOW INCOME	17550	20050	22550	25050	27100	29100	31100	33100
	LOW INCOME	28050	32100	36100	40100	43300	46500	49700	52950
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Polk County, GA									
	VERY LOW INCOME	17050	19450	21900	24300	26250	28200	30150	32100
	LOW INCOME	27250	31100	35000	38900	42000	45100	48250	51350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Pulaski County, GA									
	VERY LOW INCOME	18150	20750	23350	25950	28050	30100	32200	34250
	LOW INCOME	29050	33200	37350	41500	44850	48150	51500	54800
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Putnam County, GA									
	VERY LOW INCOME	18900	21600	24300	26950	29150	31300	33450	35600
	LOW INCOME	30150	34500	38800	43100	46550	50000	53450	56900
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Quitman County, GA									
	VERY LOW INCOME	16250	18600	20900	23200	25100	26950	28800	30650
	LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Rabun County, GA									
	VERY LOW INCOME	18800	21450	24150	26800	28950	31100	33250	35400
	LOW INCOME	30050	34300	38600	42900	46350	49750	53200	56650
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:GEORGIA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Randolph County, GA									
	VERY LOW INCOME	16250	18600	20900	23200	25100	26950	28800	30650
	LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Schley County, GA									
	VERY LOW INCOME	18050	20600	23200	25750	27850	29900	31950	34000
	LOW INCOME	28850	32950	37100	41200	44500	47800	51100	54400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Screven County, GA									
	VERY LOW INCOME	17400	19900	22400	24850	26850	28850	30850	32850
	LOW INCOME	27850	31800	35800	39750	42950	46100	49300	52450
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Seminole County, GA									
	VERY LOW INCOME	16250	18600	20900	23200	25100	26950	28800	30650
	LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Stephens County, GA									
	VERY LOW INCOME	16750	19150	21550	23900	25850	27750	29650	31550
	LOW INCOME	26800	30600	34450	38250	41300	44350	47450	50500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Stewart County, GA									
	VERY LOW INCOME	16250	18600	20900	23200	25100	26950	28800	30650
	LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Sumter County, GA									
	VERY LOW INCOME	16250	18600	20900	23200	25100	26950	28800	30650
	LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Talbot County, GA									
	VERY LOW INCOME	16600	18950	21300	23650	25550	27450	29350	31250
	LOW INCOME	26500	30300	34050	37850	40900	43900	46950	49950
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Taliaferro County, GA									
	VERY LOW INCOME	16750	19150	21550	23900	25850	27750	29650	31550
	LOW INCOME	26800	30600	34450	38250	41300	44350	47450	50500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:GEORGIA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
Tattnall County, GA									
	VERY LOW INCOME	17000	19400	21850	24250	26200	28150	30100	32050
	LOW INCOME	27150	31050	34900	38800	41900	45000	48100	51200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Taylor County, GA									
	VERY LOW INCOME	16250	18600	20900	23200	25100	26950	28800	30650
	LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Telfair County, GA									
	VERY LOW INCOME	16250	18600	20900	23200	25100	26950	28800	30650
	LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Thomas County, GA									
	VERY LOW INCOME	18200	20800	23400	25950	28050	30150	32200	34300
	LOW INCOME	29050	33200	37350	41500	44800	48150	51450	54800
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Tift County, GA									
	VERY LOW INCOME	17100	19550	22000	24400	26400	28350	30300	32250
	LOW INCOME	27350	31250	35150	39050	42150	45300	48400	51550
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Toombs County, GA									
	VERY LOW INCOME	16650	19000	21400	23750	25650	27550	29450	31350
	LOW INCOME	26600	30400	34200	38000	41050	44100	47100	50150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Towns County, GA									
	VERY LOW INCOME	18000	20600	23150	25700	27800	29850	31900	33950
	LOW INCOME	28750	32900	37000	41100	44400	47700	50950	54250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Treutlen County, GA									
	VERY LOW INCOME	16600	19000	21350	23700	25600	27500	29400	31300
	LOW INCOME	26550	30300	34100	37900	40950	43950	47000	50050
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Troup County, GA									
	VERY LOW INCOME	18100	20700	23300	25850	27950	30000	32100	34150
	LOW INCOME	28950	33100	37200	41350	44650	47950	51250	54600
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:GEORGIA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
Turner County, GA									
	VERY LOW INCOME	16250	18600	20900	23200	25100	26950	28800	30650
	LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Union County, GA									
	VERY LOW INCOME	18900	21600	24300	26950	29150	31300	33450	35600
	LOW INCOME	30150	34500	38800	43100	46550	50000	53450	56900
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Upson County, GA									
	VERY LOW INCOME	16250	18600	20900	23200	25100	26950	28800	30650
	LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Ware County, GA									
	VERY LOW INCOME	17150	19600	22050	24450	26450	28400	30350	32300
	LOW INCOME	27350	31300	35200	39100	42250	45350	48500	51600
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Warren County, GA									
	VERY LOW INCOME	16250	18600	20900	23200	25100	26950	28800	30650
	LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Washington County, GA									
	VERY LOW INCOME	16250	18600	20900	23200	25100	26950	28800	30650
	LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Wayne County, GA									
	VERY LOW INCOME	18350	21000	23600	26200	28300	30400	32500	34600
	LOW INCOME	29350	33500	37700	41900	45250	48600	51950	55300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Webster County, GA									
	VERY LOW INCOME	16500	18850	21200	23550	25450	27350	29250	31100
	LOW INCOME	26400	30150	33950	37700	40700	43750	46750	49750
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Wheeler County, GA									
	VERY LOW INCOME	16800	19200	21600	23950	25900	27800	29700	31650
	LOW INCOME	26800	30650	34450	38300	41350	44450	47500	50550
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:GEORGIA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
White County, GA									
	VERY LOW INCOME	19150	21850	24600	27300	29500	31700	33900	36050
	LOW INCOME	30600	34950	39350	43700	47200	50700	54200	57700
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Wilcox County, GA									
	VERY LOW INCOME	16250	18600	20900	23200	25100	26950	28800	30650
	LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Wilkes County, GA									
	VERY LOW INCOME	16250	18600	20900	23200	25100	26950	28800	30650
	LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Wilkinson County, GA									
	VERY LOW INCOME	17150	19600	22050	24500	26500	28450	30400	32350
	LOW INCOME	27450	31350	35300	39200	42350	45450	48600	51750
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:HAWAII

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
Honolulu, HI MSA									
	VERY LOW INCOME	36050	41200	46350	51500	55650	59750	63900	68000
	LOW INCOME	57700	65900	74150	82400	89000	95600	102200	108750
	MOD.INC-GUAR.LOAN	118450	118450	118450	118450	156350	156350	156350	156350
Hawaii County, HI									
	VERY LOW INCOME	25700	29400	33050	36700	39650	42600	45550	48450
	LOW INCOME	41100	46950	52850	58700	63400	68100	72800	77500
	MOD.INC-GUAR.LOAN	87850	87850	87850	87850	115950	115950	115950	115950
Kauai County, HI									
	VERY LOW INCOME	31800	36350	40900	45400	49050	52700	56300	59950
	LOW INCOME	55000	62850	70700	78550	84850	91100	97400	103700
	MOD.INC-GUAR.LOAN	112900	112900	112900	112900	149050	149050	149050	149050
Maui County, HI									
	VERY LOW INCOME	32900	37600	42300	47000	50800	54550	58300	62050
	LOW INCOME	52750	60300	67800	75350	81400	87400	93450	99450
	MOD.INC-GUAR.LOAN	108300	108300	108300	108300	142950	142950	142950	142950

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:IDAHO

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- AJUSTED INCOME LIMITS ----------							
Boise City-Nampa, ID MSA									
Boise City-Nampa, ID HUD Metro FMR Area									
	VERY LOW INCOME	22050	25200	28350	31450	34000	36500	39000	41550
	LOW INCOME	35200	40250	45250	50300	54300	58350	62350	66400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Gem County, ID HUD Metro FMR Area									
	VERY LOW INCOME	18600	21250	23900	26550	28700	30800	32950	35050
	LOW INCOME	29750	34000	38250	42500	45900	49300	52700	56100
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Coeur d'Alene, ID MSA									
	VERY LOW INCOME	20350	23250	26150	29050	31400	33700	36050	38350
	LOW INCOME	32550	37200	41850	46500	50200	53950	57650	61400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Idaho Falls, ID MSA									
	VERY LOW INCOME	21450	24500	27550	30600	33050	35500	37950	40400
	LOW INCOME	34250	39150	44050	48950	52850	56800	60700	64600
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Lewiston, ID-WA MSA									
	VERY LOW INCOME	20200	23100	26000	28850	31200	33500	35800	38100
	LOW INCOME	32300	36900	41550	46150	49850	53550	57250	60900
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Logan, UT-ID MSA									
	VERY LOW INCOME	20450	23400	26300	29200	31550	33900	36250	38550
	LOW INCOME	32700	37350	42050	46700	50450	54150	57900	61650
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Pocatello, ID MSA									
	VERY LOW INCOME	19950	22800	25650	28500	30800	33100	35350	37650
	LOW INCOME	31900	36500	41050	45600	49250	52900	56550	60200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Adams County, ID									
	VERY LOW INCOME	18350	20950	23550	26150	28250	30350	32450	34550
	LOW INCOME	29300	33500	37650	41850	45200	48550	51900	55250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Bear Lake County, ID									
	VERY LOW INCOME	18350	20950	23550	26150	28250	30350	32450	34550
	LOW INCOME	29300	33500	37650	41850	45200	48550	51900	55250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:IDAHO

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
Benewah County, ID									
	VERY LOW INCOME	18350	20950	23550	26150	28250	30350	32450	34550
	LOW INCOME	29300	33500	37650	41850	45200	48550	51900	55250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Bingham County, ID									
	VERY LOW INCOME	19650	22450	25250	28050	30300	32550	34800	37050
	LOW INCOME	31450	35900	40400	44900	48500	52100	55700	59250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Blaine County, ID									
	VERY LOW INCOME	28250	32250	36300	40300	43550	46750	50000	53200
	LOW INCOME	44750	51100	57500	63900	69000	74100	79250	84350
	MOD.INC-GUAR.LOAN	91850	91850	91850	91850	121250	121250	121250	121250
Bonner County, ID									
	VERY LOW INCOME	19600	22400	25200	28000	30250	32500	34750	37000
	LOW INCOME	31350	35850	40300	44800	48400	51950	55550	59150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Boundary County, ID									
	VERY LOW INCOME	18350	20950	23550	26150	28250	30350	32450	34550
	LOW INCOME	29300	33500	37650	41850	45200	48550	51900	55250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Butte County, ID									
	VERY LOW INCOME	18350	20950	23550	26150	28250	30350	32450	34550
	LOW INCOME	29300	33500	37650	41850	45200	48550	51900	55250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Camas County, ID									
	VERY LOW INCOME	18900	21600	24300	26950	29150	31300	33450	35600
	LOW INCOME	30150	34500	38800	43100	46550	50000	53450	56900
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Caribou County, ID									
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Cassia County, ID									
	VERY LOW INCOME	18400	21000	23650	26250	28350	30450	32550	34650
	LOW INCOME	29400	33600	37800	42000	45350	48700	52100	55450
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
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02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:IDAHO

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Clark County, ID									
	VERY LOW INCOME	18350	20950	23550	26150	28250	30350	32450	34550
	LOW INCOME	29300	33500	37650	41850	45200	48550	51900	55250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Clearwater County, ID									
	VERY LOW INCOME	18350	20950	23550	26150	28250	30350	32450	34550
	LOW INCOME	29300	33500	37650	41850	45200	48550	51900	55250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Custer County, ID									
	VERY LOW INCOME	21800	24900	28000	31100	33600	36100	38600	41100
	LOW INCOME	34850	39800	44800	49750	53750	57700	61700	65650
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Elmore County, ID									
	VERY LOW INCOME	18900	21600	24300	27000	29200	31350	33500	35650
	LOW INCOME	30250	34550	38900	43200	46650	50100	53550	57000
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Fremont County, ID									
	VERY LOW INCOME	19550	22350	25150	27900	30150	32400	34600	36850
	LOW INCOME	31250	35700	40200	44650	48200	51800	55350	58950
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Gooding County, ID									
	VERY LOW INCOME	18350	20950	23550	26150	28250	30350	32450	34550
	LOW INCOME	29300	33500	37650	41850	45200	48550	51900	55250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Idaho County, ID									
	VERY LOW INCOME	18350	20950	23550	26150	28250	30350	32450	34550
	LOW INCOME	29300	33500	37650	41850	45200	48550	51900	55250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Jerome County, ID									
	VERY LOW INCOME	18350	20950	23550	26150	28250	30350	32450	34550
	LOW INCOME	29300	33500	37650	41850	45200	48550	51900	55250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Latah County, ID									
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT
02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:IDAHO

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
Lemhi County, ID									
	VERY LOW INCOME	19000	21700	24400	27100	29300	31450	33650	35800
	LOW INCOME	30350	34700	39000	43350	46800	50300	53750	57200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Lewis County, ID									
	VERY LOW INCOME	18350	20950	23550	26150	28250	30350	32450	34550
	LOW INCOME	29300	33500	37650	41850	45200	48550	51900	55250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Lincoln County, ID									
	VERY LOW INCOME	18800	21500	24200	26850	29000	31150	33300	35450
	LOW INCOME	30050	34350	38650	42950	46400	49800	53250	56700
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Madison County, ID									
	VERY LOW INCOME	18500	21100	23750	26400	28500	30600	32750	34850
	LOW INCOME	29600	33800	38050	42250	45650	49000	52400	55750
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Minidoka County, ID									
	VERY LOW INCOME	18350	20950	23550	26150	28250	30350	32450	34550
	LOW INCOME	29300	33500	37650	41850	45200	48550	51900	55250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Oneida County, ID									
	VERY LOW INCOME	20000	22850	25700	28550	30850	33150	35450	37700
	LOW INCOME	32000	36550	41150	45700	49350	53000	56650	60300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Payette County, ID									
	VERY LOW INCOME	19050	21800	24500	27200	29400	31600	33750	35950
	LOW INCOME	30450	34800	39150	43500	47000	50450	53950	57400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Shoshone County, ID									
	VERY LOW INCOME	18350	20950	23550	26150	28250	30350	32450	34550
	LOW INCOME	29300	33500	37650	41850	45200	48550	51900	55250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Teton County, ID									
	VERY LOW INCOME	21150	24200	27200	30200	32650	35050	37450	39900
	LOW INCOME	33800	38650	43450	48300	52150	56050	59900	63750
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:IDAHO

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
Twin Falls County, ID									
	VERY LOW INCOME	18350	20950	23550	26150	28250	30350	32450	34550
	LOW INCOME	29300	33500	37650	41850	45200	48550	51900	55250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Valley County, ID									
	VERY LOW INCOME	23350	26650	30000	33300	36000	38650	41300	44000
	LOW INCOME	37300	42650	47950	53300	57550	61850	66100	70350
	MOD.INC-GUAR.LOAN	76600	76600	76600	76600	101100	101100	101100	101100
Washington County, ID									
	VERY LOW INCOME	18350	20950	23550	26150	28250	30350	32450	34550
	LOW INCOME	29300	33500	37650	41850	45200	48550	51900	55250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:ILLINOIS

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	ADJUSTED INCOME LIMITS							
Bloomington-Normal, IL MSA								
VERY LOW INCOME	29500	33700	37900	42100	45500	48850	52250	55600
LOW INCOME	45100	51500	57950	64400	69550	74700	79850	85000
MOD.INC-GUAR.LOAN	92600	92600	92600	92600	122250	122250	122250	122250
Cape Girardeau-Jackson, MO-IL MSA								
Alexander County, IL SEA								
VERY LOW INCOME	19250	22000	24750	27500	29700	31900	34100	36300
LOW INCOME	30800	35200	39600	44000	47500	51050	54550	58100
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Champaign-Urbana, IL MSA								
VERY LOW INCOME	25000	28600	32150	35700	38600	41450	44300	47150
LOW INCOME	39950	45700	51400	57100	61650	66250	70800	75350
MOD.INC-GUAR.LOAN	82100	82100	82100	82100	108350	108350	108350	108350
Chicago-Joliet-Naperville, IL-IN-WI MSA								
Chicago-Joliet-Naperville, IL HUD Metro FMR Area								
VERY LOW INCOME	26550	30350	34150	37900	40950	44000	47000	50050
LOW INCOME	42450	48500	54600	60650	65500	70350	75200	80050
MOD.INC-GUAR.LOAN	87200	87200	87200	87200	115100	115100	115100	115100
DeKalb County, IL HUD Metro FMR Area								
VERY LOW INCOME	26250	30000	33750	37500	40500	43500	46500	49500
LOW INCOME	42000	48000	54000	60000	64800	69600	74400	79200
MOD.INC-GUAR.LOAN	86250	86250	86250	86250	113850	113850	113850	113850
Grundy County, IL HUD Metro FMR Area								
VERY LOW INCOME	28000	32000	36000	39950	43150	46350	49550	52750
LOW INCOME	44750	51100	57500	63900	69000	74100	79250	84350
MOD.INC-GUAR.LOAN	91850	91850	91850	91850	121250	121250	121250	121250
Kendall County, IL HUD Metro FMR Area								
VERY LOW INCOME	33100	37800	42550	47250	51050	54850	58600	62400
LOW INCOME	45500	52000	58500	65000	70200	75400	80600	85800
MOD.INC-GUAR.LOAN	93450	93450	93450	93450	123350	123350	123350	123350
Danville, IL MSA								
VERY LOW INCOME	20450	23350	26250	29150	31500	33850	36150	38500
LOW INCOME	32650	37300	42000	46650	50400	54100	57850	61600
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:ILLINOIS

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	ADJUSTED INCOME LIMITS							
Davenport-Moline-Rock Island, IA-IL MSA								
VERY LOW INCOME	22750	26000	29250	32500	35100	37700	40300	42900
LOW INCOME	36400	41600	46800	52000	56150	60300	64500	68650
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Decatur, IL MSA								
VERY LOW INCOME	21150	24150	27150	30150	32600	35000	37400	39800
LOW INCOME	33800	38600	43450	48250	52100	55950	59850	63700
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Kankakee-Bradley, IL MSA								
VERY LOW INCOME	22900	26150	29400	32650	35300	37900	40500	43100
LOW INCOME	36600	41800	47050	52250	56450	60600	64800	68950
MOD.INC-GUAR.LOAN	75100	75100	75100	75100	99150	99150	99150	99150
Peoria, IL MSA								
VERY LOW INCOME	24200	27650	31100	34550	37350	40100	42850	45650
LOW INCOME	38700	44250	49750	55300	59700	64150	68550	73000
MOD.INC-GUAR.LOAN	79500	79500	79500	79500	104950	104950	104950	104950
Rockford, IL MSA								
VERY LOW INCOME	22550	25750	28950	32150	34750	37300	39900	42450
LOW INCOME	36000	41150	46300	51450	55550	59700	63800	67900
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Springfield, IL MSA								
VERY LOW INCOME	24500	28000	31500	35000	37800	40600	43400	46200
LOW INCOME	39200	44800	50400	56000	60500	64950	69450	73900
MOD.INC-GUAR.LOAN	80500	80500	80500	80500	106250	106250	106250	106250
St. Louis, MO-IL MSA								
Bond County, IL HUD Metro FMR Area								
VERY LOW INCOME	22650	25850	29100	32300	34900	37500	40100	42650
LOW INCOME	36200	41350	46550	51700	55850	59950	64100	68250
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Macoupin County, IL HUD Metro FMR Area								
VERY LOW INCOME	22250	25400	28600	31750	34300	36850	39400	41950
LOW INCOME	35550	40650	45700	50800	54850	58950	63000	67050
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
St. Louis, MO-IL HUD Metro FMR Area								
VERY LOW INCOME	24650	28200	31700	35200	38050	40850	43650	46500
LOW INCOME	39400	45050	50650	56300	60800	65300	69800	74300
MOD.INC-GUAR.LOAN	80950	80950	80950	80950	106850	106850	106850	106850

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:ILLINOIS

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Adams County, IL									
	VERY LOW INCOME	20800	23800	26750	29700	32100	34500	36850	39250
	LOW INCOME	33250	38000	42750	47500	51300	55100	58900	62700
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Brown County, IL									
	VERY LOW INCOME	20450	23350	26250	29150	31500	33850	36150	38500
	LOW INCOME	32650	37300	42000	46650	50400	54100	57850	61600
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Bureau County, IL									
	VERY LOW INCOME	21150	24200	27200	30200	32650	35050	37450	39900
	LOW INCOME	33800	38650	43450	48300	52150	56050	59900	63750
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Carroll County, IL									
	VERY LOW INCOME	20600	23550	26500	29400	31800	34150	36500	38850
	LOW INCOME	32950	37650	42350	47050	50800	54600	58350	62100
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Cass County, IL									
	VERY LOW INCOME	20450	23350	26250	29150	31500	33850	36150	38500
	LOW INCOME	32650	37300	42000	46650	50400	54100	57850	61600
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Christian County, IL									
	VERY LOW INCOME	20450	23350	26250	29150	31500	33850	36150	38500
	LOW INCOME	32650	37300	42000	46650	50400	54100	57850	61600
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Clark County, IL									
	VERY LOW INCOME	20450	23350	26250	29150	31500	33850	36150	38500
	LOW INCOME	32650	37300	42000	46650	50400	54100	57850	61600
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Clay County, IL									
	VERY LOW INCOME	20450	23350	26250	29150	31500	33850	36150	38500
	LOW INCOME	32650	37300	42000	46650	50400	54100	57850	61600
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Coles County, IL									
	VERY LOW INCOME	21000	24000	27000	29950	32350	34750	37150	39550
	LOW INCOME	33550	38300	43100	47900	51750	55550	59400	63250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:ILLINOIS

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
Crawford County, IL									
	VERY LOW INCOME	20450	23350	26250	29150	31500	33850	36150	38500
	LOW INCOME	32650	37300	42000	46650	50400	54100	57850	61600
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Cumberland County, IL									
	VERY LOW INCOME	20450	23350	26250	29150	31500	33850	36150	38500
	LOW INCOME	32650	37300	42000	46650	50400	54100	57850	61600
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
De Witt County, IL									
	VERY LOW INCOME	22650	25900	29100	32350	34950	37550	40100	42700
	LOW INCOME	36250	41400	46600	51750	55900	60050	64200	68300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Douglas County, IL									
	VERY LOW INCOME	22550	25750	28950	32150	34750	37300	39900	42450
	LOW INCOME	36000	41150	46300	51450	55550	59700	63800	67900
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Edgar County, IL									
	VERY LOW INCOME	20650	23600	26550	29500	31900	34250	36600	38950
	LOW INCOME	33050	37750	42500	47200	51000	54750	58550	62300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Edwards County, IL									
	VERY LOW INCOME	20450	23350	26250	29150	31500	33850	36150	38500
	LOW INCOME	32650	37300	42000	46650	50400	54100	57850	61600
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Effingham County, IL									
	VERY LOW INCOME	22900	26200	29450	32700	35350	37950	40550	43200
	LOW INCOME	36600	41850	47050	52300	56500	60650	64850	69050
	MOD.INC-GUAR.LOAN	75200	75200	75200	75200	99250	99250	99250	99250
Fayette County, IL									
	VERY LOW INCOME	20450	23350	26250	29150	31500	33850	36150	38500
	LOW INCOME	32650	37300	42000	46650	50400	54100	57850	61600
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Franklin County, IL									
	VERY LOW INCOME	20450	23350	26250	29150	31500	33850	36150	38500
	LOW INCOME	32650	37300	42000	46650	50400	54100	57850	61600
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
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02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:ILLINOIS

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
Fulton County, IL									
	VERY LOW INCOME	20450	23350	26250	29150	31500	33850	36150	38500
	LOW INCOME	32650	37300	42000	46650	50400	54100	57850	61600
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Gallatin County, IL									
	VERY LOW INCOME	20450	23350	26250	29150	31500	33850	36150	38500
	LOW INCOME	32650	37300	42000	46650	50400	54100	57850	61600
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Greene County, IL									
	VERY LOW INCOME	20450	23350	26250	29150	31500	33850	36150	38500
	LOW INCOME	32650	37300	42000	46650	50400	54100	57850	61600
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Hamilton County, IL									
	VERY LOW INCOME	20450	23350	26250	29150	31500	33850	36150	38500
	LOW INCOME	32650	37300	42000	46650	50400	54100	57850	61600
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Hancock County, IL									
	VERY LOW INCOME	20850	23800	26800	29750	32150	34550	36900	39300
	LOW INCOME	33300	38100	42850	47600	51400	55200	59000	62850
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Hardin County, IL									
	VERY LOW INCOME	20450	23350	26250	29150	31500	33850	36150	38500
	LOW INCOME	32650	37300	42000	46650	50400	54100	57850	61600
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Henderson County, IL									
	VERY LOW INCOME	21550	24600	27700	30750	33250	35700	38150	40600
	LOW INCOME	34450	39350	44300	49200	53150	57050	61000	64950
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Iroquois County, IL									
	VERY LOW INCOME	21250	24300	27350	30350	32800	35250	37650	40100
	LOW INCOME	34000	38850	43700	48550	52450	56300	60200	64100
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Jackson County, IL									
	VERY LOW INCOME	20450	23350	26250	29150	31500	33850	36150	38500
	LOW INCOME	32650	37300	42000	46650	50400	54100	57850	61600
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
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02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:ILLINOIS

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- AJUSTEDINCOME LIMITS ----------							
Jasper County, IL									
	VERY LOW INCOME	20450	23350	26250	29150	31500	33850	36150	38500
	LOW INCOME	32650	37300	42000	46650	50400	54100	57850	61600
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Jefferson County, IL									
	VERY LOW INCOME	20450	23350	26250	29150	31500	33850	36150	38500
	LOW INCOME	32650	37300	42000	46650	50400	54100	57850	61600
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Jo Daviess County, IL									
	VERY LOW INCOME	22900	26150	29400	32650	35300	37900	40500	43100
	LOW INCOME	36600	41800	47050	52250	56450	60600	64800	68950
	MOD.INC-GUAR.LOAN	75100	75100	75100	75100	99150	99150	99150	99150
Johnson County, IL									
	VERY LOW INCOME	21800	24900	28050	31150	33650	36150	38650	41100
	LOW INCOME	34900	39900	44850	49850	53850	57850	61800	65800
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Knox County, IL									
	VERY LOW INCOME	20450	23350	26250	29150	31500	33850	36150	38500
	LOW INCOME	32650	37300	42000	46650	50400	54100	57850	61600
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
La Salle County, IL									
	VERY LOW INCOME	23100	26400	29700	33000	35650	38300	40950	43600
	LOW INCOME	36950	42250	47500	52800	57000	61250	65450	69700
	MOD.INC-GUAR.LOAN	75900	75900	75900	75900	100200	100200	100200	100200
Lawrence County, IL									
	VERY LOW INCOME	20450	23350	26250	29150	31500	33850	36150	38500
	LOW INCOME	32650	37300	42000	46650	50400	54100	57850	61600
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Lee County, IL									
	VERY LOW INCOME	23450	26800	30150	33450	36150	38850	41500	44200
	LOW INCOME	37450	42800	48150	53500	57800	62050	66350	70600
	MOD.INC-GUAR.LOAN	76900	76900	76900	76900	101500	101500	101500	101500
Livingston County, IL									
	VERY LOW INCOME	22850	26100	29350	32600	35250	37850	40450	43050
	LOW INCOME	36500	41700	46950	52150	56300	60500	64650	68850
	MOD.INC-GUAR.LOAN	74950	74950	74950	74950	98950	98950	98950	98950

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02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:ILLINOIS

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Logan County, IL									
	VERY LOW INCOME	23950	27350	30750	34150	36900	39650	42350	45100
	LOW INCOME	38250	43700	49200	54650	59000	63400	67750	72150
	MOD.INC-GUAR.LOAN	78550	78550	78550	78550	103700	103700	103700	103700
Marion County, IL									
	VERY LOW INCOME	20450	23350	26250	29150	31500	33850	36150	38500
	LOW INCOME	32650	37300	42000	46650	50400	54100	57850	61600
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Mason County, IL									
	VERY LOW INCOME	20450	23350	26250	29150	31500	33850	36150	38500
	LOW INCOME	32650	37300	42000	46650	50400	54100	57850	61600
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Massac County, IL									
	VERY LOW INCOME	20450	23350	26250	29150	31500	33850	36150	38500
	LOW INCOME	32650	37300	42000	46650	50400	54100	57850	61600
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
McDonough County, IL									
	VERY LOW INCOME	20450	23350	26250	29150	31500	33850	36150	38500
	LOW INCOME	32650	37300	42000	46650	50400	54100	57850	61600
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Montgomery County, IL									
	VERY LOW INCOME	21250	24300	27350	30350	32800	35250	37650	40100
	LOW INCOME	34000	38850	43700	48550	52450	56300	60200	64100
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Morgan County, IL									
	VERY LOW INCOME	22050	25200	28350	31450	34000	36500	39000	41550
	LOW INCOME	35200	40250	45250	50300	54300	58350	62350	66400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Moultrie County, IL									
	VERY LOW INCOME	20450	23400	26300	29200	31550	33900	36250	38550
	LOW INCOME	32700	37350	42050	46700	50450	54150	57900	61650
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Ogle County, IL									
	VERY LOW INCOME	24400	27900	31400	34850	37650	40450	43250	46050
	LOW INCOME	39050	44600	50200	55750	60200	64650	69150	73600
	MOD.INC-GUAR.LOAN	80150	80150	80150	80150	105800	105800	105800	105800

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02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:ILLINOIS

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Perry County, IL									
	VERY LOW INCOME	20450	23350	26250	29150	31500	33850	36150	38500
	LOW INCOME	32650	37300	42000	46650	50400	54100	57850	61600
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Pike County, IL									
	VERY LOW INCOME	20450	23350	26250	29150	31500	33850	36150	38500
	LOW INCOME	32650	37300	42000	46650	50400	54100	57850	61600
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Pope County, IL									
	VERY LOW INCOME	20650	23600	26550	29500	31900	34250	36600	38950
	LOW INCOME	33050	37750	42500	47200	51000	54750	58550	62300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Pulaski County, IL									
	VERY LOW INCOME	20450	23350	26250	29150	31500	33850	36150	38500
	LOW INCOME	32650	37300	42000	46650	50400	54100	57850	61600
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Putnam County, IL									
	VERY LOW INCOME	25650	29300	32950	36600	39550	42500	45400	48350
	LOW INCOME	41000	46850	52700	58550	63250	67900	72600	77300
	MOD.INC-GUAR.LOAN	84150	84150	84150	84150	111100	111100	111100	111100
Randolph County, IL									
	VERY LOW INCOME	21500	24600	27650	30700	33200	35650	38100	40550
	LOW INCOME	34350	39300	44200	49100	53050	56950	60900	64800
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Richland County, IL									
	VERY LOW INCOME	20450	23350	26250	29150	31500	33850	36150	38500
	LOW INCOME	32650	37300	42000	46650	50400	54100	57850	61600
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Saline County, IL									
	VERY LOW INCOME	20450	23350	26250	29150	31500	33850	36150	38500
	LOW INCOME	32650	37300	42000	46650	50400	54100	57850	61600
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Schuyler County, IL									
	VERY LOW INCOME	20450	23350	26250	29150	31500	33850	36150	38500
	LOW INCOME	32650	37300	42000	46650	50400	54100	57850	61600
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:ILLINOIS

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Scott County, IL									
	VERY LOW INCOME	23200	26500	29800	33100	35750	38400	41050	43700
	LOW INCOME	37050	42350	47650	52950	57200	61400	65650	69900
	MOD.INC-GUAR.LOAN	76100	76100	76100	76100	100450	100450	100450	100450
Shelby County, IL									
	VERY LOW INCOME	21000	24000	27000	30000	32400	34800	37200	39600
	LOW INCOME	33600	38400	43200	48000	51850	55700	59500	63350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Stephenson County, IL									
	VERY LOW INCOME	20950	23950	26950	29950	32350	34750	37150	39550
	LOW INCOME	33550	38300	43100	47900	51750	55550	59400	63250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Union County, IL									
	VERY LOW INCOME	20450	23350	26250	29150	31500	33850	36150	38500
	LOW INCOME	32650	37300	42000	46650	50400	54100	57850	61600
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Wabash County, IL									
	VERY LOW INCOME	21050	24050	27050	30050	32500	34900	37300	39700
	LOW INCOME	33650	38500	43300	48100	51950	55800	59650	63500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Warren County, IL									
	VERY LOW INCOME	20450	23350	26250	29150	31500	33850	36150	38500
	LOW INCOME	32650	37300	42000	46650	50400	54100	57850	61600
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Washington County, IL									
	VERY LOW INCOME	23900	27300	30700	34100	36850	39600	42300	45050
	LOW INCOME	38200	43650	49100	54550	58900	63300	67650	72000
	MOD.INC-GUAR.LOAN	78400	78400	78400	78400	103500	103500	103500	103500
Wayne County, IL									
	VERY LOW INCOME	20450	23350	26250	29150	31500	33850	36150	38500
	LOW INCOME	32650	37300	42000	46650	50400	54100	57850	61600
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
White County, IL									
	VERY LOW INCOME	20450	23350	26250	29150	31500	33850	36150	38500
	LOW INCOME	32650	37300	42000	46650	50400	54100	57850	61600
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:ILLINOIS

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
Whiteside County, IL									
	VERY LOW INCOME	20450	23350	26250	29150	31500	33850	36150	38500
	LOW INCOME	32650	37300	42000	46650	50400	54100	57850	61600
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Williamson County, IL									
	VERY LOW INCOME	21100	24100	27100	30100	32550	34950	37350	39750
	LOW INCOME	33700	38500	43350	48150	52000	55850	59700	63550
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:INDIANA

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	ADJUSTED INCOME LIMITS							
Anderson, IN MSA								
VERY LOW INCOME	22450	25650	28850	32050	34600	37200	39750	42300
LOW INCOME	35900	41050	46150	51300	55400	59500	63600	67700
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Bloomington, IN MSA								
Bloomington, IN HUD Metro FMR Area								
VERY LOW INCOME	22350	25550	28750	31900	34500	37050	39600	42150
LOW INCOME	35750	40850	45950	51050	55150	59200	63300	67400
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Greene County, IN HUD Metro FMR Area								
VERY LOW INCOME	19550	22350	25150	27900	30150	32400	34600	36850
LOW INCOME	31250	35700	40200	44650	48200	51800	55350	58950
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Owen County, IN HUD Metro FMR Area								
VERY LOW INCOME	19500	22250	25050	27800	30050	32250	34500	36700
LOW INCOME	31150	35600	40050	44500	48050	51600	55200	58750
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Chicago-Joliet-Naperville, IL-IN-WI MSA								
Gary, IN HUD Metro FMR Area								
VERY LOW INCOME	23150	26450	29750	33050	35700	38350	41000	43650
LOW INCOME	37050	42300	47600	52900	57150	61350	65600	69850
MOD.INC-GUAR.LOAN	76050	76050	76050	76050	100400	100400	100400	100400
Jasper County, IN HUD Metro FMR Area								
VERY LOW INCOME	23800	27200	30600	33950	36700	39400	42100	44850
LOW INCOME	38000	43450	48850	54300	58650	63000	67350	71700
MOD.INC-GUAR.LOAN	78050	78050	78050	78050	103050	103050	103050	103050
Cincinnati-Middletown, OH-KY-IN MSA								
Cincinnati-Middleton, OH-KY-IN HUD Metro FMR Area								
VERY LOW INCOME	25000	28550	32100	35650	38550	41400	44250	47100
LOW INCOME	39950	45650	51350	57050	61600	66200	70750	75300
MOD.INC-GUAR.LOAN	82000	82000	82000	82000	108250	108250	108250	108250
Columbus, IN MSA								
VERY LOW INCOME	23900	27300	30700	34100	36850	39600	42300	45050
LOW INCOME	38200	43650	49100	54550	58900	63300	67650	72000
MOD.INC-GUAR.LOAN	78400	78400	78400	78400	103500	103500	103500	103500

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:INDIANA

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	ADJUSTED INCOME LIMITS							
Elkhart-Goshen, IN MSA								
VERY LOW INCOME	20750	23700	26700	29650	32000	34400	36750	39150
LOW INCOME	33200	37950	42700	47450	51250	55050	58850	62650
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Evansville, IN-KY MSA								
Evansville, IN-KY HUD Metro FMR Area								
VERY LOW INCOME	22350	25550	28750	31900	34500	37050	39600	42150
LOW INCOME	35750	40850	45950	51050	55150	59200	63300	67400
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Gibson County, IN HUD Metro FMR Area								
VERY LOW INCOME	22950	26200	29500	32750	35400	38000	40650	43250
LOW INCOME	36700	41900	47150	52400	56600	60800	65000	69150
MOD.INC-GUAR.LOAN	75350	75350	75350	75350	99450	99450	99450	99450
Fort Wayne, IN MSA								
VERY LOW INCOME	22350	25550	28750	31900	34500	37050	39600	42150
LOW INCOME	35750	40850	45950	51050	55150	59200	63300	67400
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Indianapolis-Carmel, IN MSA								
Indianapolis, IN HUD Metro FMR Area								
VERY LOW INCOME	24050	27500	30950	34350	37100	39850	42600	45350
LOW INCOME	38450	43950	49450	54950	59350	63750	68150	72550
MOD.INC-GUAR.LOAN	79000	79000	79000	79000	104300	104300	104300	104300
Putnam County, IN HUD Metro FMR Area								
VERY LOW INCOME	22100	25250	28400	31550	34100	36600	39150	41650
LOW INCOME	35350	40400	45450	50500	54550	58600	62600	66650
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Kokomo, IN MSA								
VERY LOW INCOME	21750	24900	28000	31100	33600	36100	38550	41050
LOW INCOME	34850	39800	44800	49750	53750	57700	61700	65650
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Lafayette, IN MSA								
Carroll County, IN HUD Metro FMR Area								
VERY LOW INCOME	22500	25700	28900	32100	34700	37250	39850	42400
LOW INCOME	35950	41100	46200	51350	55450	59550	63650	67800
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:INDIANA

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	ADJUSTED INCOME LIMITS							
Lafayette, IN HUD Metro FMR Area								
VERY LOW INCOME	22100	25250	28400	31550	34100	36600	39150	41650
LOW INCOME	35350	40400	45450	50500	54550	58600	62600	66650
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Louisville-Jefferson County, KY-IN MSA								
Louisville, KY-IN HUD Metro FMR Area								
VERY LOW INCOME	22350	25550	28750	31900	34500	37050	39600	42150
LOW INCOME	35750	40850	45950	51050	55150	59200	63300	67400
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Washington County, IN HUD Metro FMR Area								
VERY LOW INCOME	18450	21100	23750	26400	28500	30600	32700	34800
LOW INCOME	29600	33800	38050	42250	45650	49000	52400	55750
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Michigan City-La Porte, IN MSA								
VERY LOW INCOME	21850	25000	28100	31200	33700	36200	38700	41200
LOW INCOME	34950	39900	44900	49900	53900	57900	61900	65850
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Muncie, IN MSA								
VERY LOW INCOME	19450	22200	25000	27750	29950	32200	34400	36650
LOW INCOME	31100	35500	39950	44400	47950	51500	55050	58600
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
South Bend-Mishawaka, IN-MI MSA								
South Bend-Mishawaka, IN HUD Metro FMR Area								
VERY LOW INCOME	21150	24150	27200	30200	32600	35050	37450	39850
LOW INCOME	33800	38650	43450	48300	52150	56050	59900	63750
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Terre Haute, IN MSA								
Sullivan County, IN HUD Metro FMR Area								
VERY LOW INCOME	20550	23450	26400	29300	31650	34000	36350	38700
LOW INCOME	32850	37500	42200	46900	50650	54400	58150	61900
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Terre Haute, IN HUD Metro FMR Area								
VERY LOW INCOME	19700	22500	25300	28100	30350	32600	34850	37100
LOW INCOME	31450	35950	40450	44950	48550	52150	55750	59350
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:INDIANA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Adams County, IN									
	VERY LOW INCOME	20950	23900	26900	29900	32300	34700	37100	39450
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Blackford County, IN									
	VERY LOW INCOME	19450	22200	25000	27750	29950	32200	34400	36650
	LOW INCOME	31100	35500	39950	44400	47950	51500	55050	58600
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Cass County, IN									
	VERY LOW INCOME	19450	22200	25000	27750	29950	32200	34400	36650
	LOW INCOME	31100	35500	39950	44400	47950	51500	55050	58600
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Clinton County, IN									
	VERY LOW INCOME	21400	24450	27500	30550	33000	35450	37900	40350
	LOW INCOME	34250	39100	44000	48900	52800	56700	60650	64550
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Crawford County, IN									
	VERY LOW INCOME	19450	22200	25000	27750	29950	32200	34400	36650
	LOW INCOME	31100	35500	39950	44400	47950	51500	55050	58600
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Daviess County, IN									
	VERY LOW INCOME	20000	22850	25700	28550	30850	33150	35450	37700
	LOW INCOME	32000	36550	41150	45700	49350	53000	56650	60300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
DeKalb County, IN									
	VERY LOW INCOME	21950	25100	28200	31350	33850	36350	38850	41400
	LOW INCOME	35100	40100	45150	50150	54150	58150	62200	66200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Decatur County, IN									
	VERY LOW INCOME	19900	22750	25600	28400	30700	32950	35250	37500
	LOW INCOME	31800	36350	40900	45450	49100	52700	56350	60000
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Dubois County, IN									
	VERY LOW INCOME	24500	28000	31500	35000	37800	40600	43400	46200
	LOW INCOME	39200	44800	50400	56000	60500	64950	69450	73900
	MOD.INC-GUAR.LOAN	80500	80500	80500	80500	106250	106250	106250	106250

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02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:INDIANA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- AJUSTED INCOME LIMITS ----------							
Fayette County, IN									
	VERY LOW INCOME	19450	22250	25000	27800	30000	32250	34450	36700
	LOW INCOME	31150	35600	40050	44500	48050	51600	55200	58750
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Fountain County, IN									
	VERY LOW INCOME	20100	23000	25850	28700	31000	33300	35600	37900
	LOW INCOME	32150	36700	41300	45900	49550	53250	56900	60600
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Fulton County, IN									
	VERY LOW INCOME	19450	22200	25000	27750	29950	32200	34400	36650
	LOW INCOME	31100	35500	39950	44400	47950	51500	55050	58600
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Grant County, IN									
	VERY LOW INCOME	19450	22200	25000	27750	29950	32200	34400	36650
	LOW INCOME	31100	35500	39950	44400	47950	51500	55050	58600
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Henry County, IN									
	VERY LOW INCOME	19900	22750	25600	28400	30700	32950	35250	37500
	LOW INCOME	31800	36350	40900	45450	49100	52700	56350	60000
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Huntington County, IN									
	VERY LOW INCOME	20950	23900	26900	29900	32300	34700	37100	39450
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Jackson County, IN									
	VERY LOW INCOME	19950	22800	25650	28450	30750	33050	35300	37600
	LOW INCOME	31850	36400	40950	45500	49150	52800	56400	60050
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Jay County, IN									
	VERY LOW INCOME	19450	22200	25000	27750	29950	32200	34400	36650
	LOW INCOME	31100	35500	39950	44400	47950	51500	55050	58600
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Jefferson County, IN									
	VERY LOW INCOME	19500	22250	25050	27800	30050	32250	34500	36700
	LOW INCOME	31150	35600	40050	44500	48050	51600	55200	58750
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:INDIANA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- AJUSTED INCOME LIMITS ----------							
Jennings County, IN									
	VERY LOW INCOME	19450	22200	25000	27750	29950	32200	34400	36650
	LOW INCOME	31100	35500	39950	44400	47950	51500	55050	58600
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Knox County, IN									
	VERY LOW INCOME	19450	22200	25000	27750	29950	32200	34400	36650
	LOW INCOME	31100	35500	39950	44400	47950	51500	55050	58600
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Kosciusko County, IN									
	VERY LOW INCOME	21100	24100	27100	30100	32550	34950	37350	39750
	LOW INCOME	33700	38500	43350	48150	52000	55850	59700	63550
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
LaGrange County, IN									
	VERY LOW INCOME	20650	23600	26550	29500	31850	34200	36600	38950
	LOW INCOME	33050	37750	42500	47200	51000	54750	58550	62300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Lawrence County, IN									
	VERY LOW INCOME	19450	22200	25000	27750	29950	32200	34400	36650
	LOW INCOME	31100	35500	39950	44400	47950	51500	55050	58600
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Marshall County, IN									
	VERY LOW INCOME	21650	24750	27850	30900	33400	35850	38350	40800
	LOW INCOME	34600	39550	44500	49450	53400	57350	61300	65250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Martin County, IN									
	VERY LOW INCOME	20500	23400	26350	29250	31600	33950	36300	38650
	LOW INCOME	32750	37450	42100	46800	50550	54300	58050	61800
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Miami County, IN									
	VERY LOW INCOME	19450	22200	25000	27750	29950	32200	34400	36650
	LOW INCOME	31100	35500	39950	44400	47950	51500	55050	58600
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Montgomery County, IN									
	VERY LOW INCOME	21650	24750	27850	30900	33400	35850	38350	40800
	LOW INCOME	34600	39550	44500	49450	53400	57350	61300	65250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:INDIANA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Noble County, IN									
	VERY LOW INCOME	20850	23800	26800	29750	32150	34500	36900	39250
	LOW INCOME	33300	38100	42850	47600	51400	55200	59000	62850
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Orange County, IN									
	VERY LOW INCOME	19450	22200	25000	27750	29950	32200	34400	36650
	LOW INCOME	31100	35500	39950	44400	47950	51500	55050	58600
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Parke County, IN									
	VERY LOW INCOME	19450	22200	25000	27750	29950	32200	34400	36650
	LOW INCOME	31100	35500	39950	44400	47950	51500	55050	58600
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Perry County, IN									
	VERY LOW INCOME	20800	23750	26700	29650	32050	34400	36800	39150
	LOW INCOME	33200	37950	42700	47450	51250	55050	58850	62650
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Pike County, IN									
	VERY LOW INCOME	19450	22200	25000	27750	29950	32200	34400	36650
	LOW INCOME	31100	35500	39950	44400	47950	51500	55050	58600
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Pulaski County, IN									
	VERY LOW INCOME	19800	22600	25450	28250	30550	32800	35050	37300
	LOW INCOME	31650	36150	40700	45200	48800	52450	56050	59650
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Randolph County, IN									
	VERY LOW INCOME	19450	22200	25000	27750	29950	32200	34400	36650
	LOW INCOME	31100	35500	39950	44400	47950	51500	55050	58600
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Ripley County, IN									
	VERY LOW INCOME	22400	25600	28800	31950	34550	37100	39650	42200
	LOW INCOME	35750	40900	46000	51100	55200	59300	63350	67450
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Rush County, IN									
	VERY LOW INCOME	19900	22750	25600	28400	30700	32950	35250	37500
	LOW INCOME	31800	36350	40900	45450	49100	52700	56350	60000
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:INDIANA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Scott County, IN									
	VERY LOW INCOME	20350	23300	26200	29100	31450	33750	36100	38400
	LOW INCOME	32600	37250	41900	46550	50300	54000	57750	61450
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Spencer County, IN									
	VERY LOW INCOME	23400	26750	30100	33400	36100	38750	41450	44100
	LOW INCOME	37400	42750	48100	53450	57750	62000	66300	70550
	MOD.INC-GUAR.LOAN	76850	76850	76850	76850	101450	101450	101450	101450
Starke County, IN									
	VERY LOW INCOME	19450	22200	25000	27750	29950	32200	34400	36650
	LOW INCOME	31100	35500	39950	44400	47950	51500	55050	58600
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Steuben County, IN									
	VERY LOW INCOME	21250	24300	27350	30350	32800	35250	37650	40100
	LOW INCOME	34000	38850	43700	48550	52450	56300	60200	64100
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Switzerland County, IN									
	VERY LOW INCOME	19850	22700	25550	28350	30650	32900	35200	37450
	LOW INCOME	31750	36300	40800	45350	49000	52600	56250	59850
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Union County, IN									
	VERY LOW INCOME	19450	22200	25000	27750	29950	32200	34400	36650
	LOW INCOME	31100	35500	39950	44400	47950	51500	55050	58600
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Wabash County, IN									
	VERY LOW INCOME	20350	23250	26150	29050	31400	33700	36050	38350
	LOW INCOME	32550	37200	41850	46500	50200	53950	57650	61400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Warren County, IN									
	VERY LOW INCOME	21850	25000	28100	31200	33700	36200	38700	41200
	LOW INCOME	34950	39900	44900	49900	53900	57900	61900	65850
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Wayne County, IN									
	VERY LOW INCOME	19450	22200	25000	27750	29950	32200	34400	36650
	LOW INCOME	31100	35500	39950	44400	47950	51500	55050	58600
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:INDIANA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
White County, IN									
	VERY LOW INCOME	20550	23450	26400	29300	31650	34000	36350	38700
	LOW INCOME	32850	37500	42200	46900	50650	54400	58150	61900
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:IOWA

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	ADJUSTED INCOME LIMITS							
Ames, IA MSA								
VERY LOW INCOME	27500	31400	35350	39250	42400	45550	48700	51850
LOW INCOME	43950	50250	56500	62800	67800	72850	77850	82900
MOD.INC-GUAR.LOAN	90300	90300	90300	90300	119200	119200	119200	119200
Cedar Rapids, IA MSA								
Benton County, IA HUD Metro FMR Area								
VERY LOW INCOME	24600	28100	31600	35100	37950	40750	43550	46350
LOW INCOME	39300	44900	50550	56150	60650	65150	69650	74100
MOD.INC-GUAR.LOAN	80700	80700	80700	80700	106500	106500	106500	106500
Cedar Rapids, IA HUD Metro FMR Area								
VERY LOW INCOME	26100	29800	33550	37250	40250	43250	46200	49200
LOW INCOME	41700	47700	53650	59600	64350	69150	73900	78650
MOD.INC-GUAR.LOAN	85700	85700	85700	85700	113100	113100	113100	113100
Jones County, IA HUD Metro FMR Area								
VERY LOW INCOME	23000	26250	29550	32800	35450	38050	40700	43300
LOW INCOME	36750	42000	47250	52500	56700	60900	65100	69300
MOD.INC-GUAR.LOAN	75450	75450	75450	75450	99600	99600	99600	99600
Davenport-Moline-Rock Island, IA-IL MSA								
VERY LOW INCOME	22750	26000	29250	32500	35100	37700	40300	42900
LOW INCOME	36400	41600	46800	52000	56150	60300	64500	68650
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Des Moines-West Des Moines, IA MSA								
VERY LOW INCOME	26450	30200	34000	37750	40800	43800	46850	49850
LOW INCOME	42300	48300	54350	60400	65250	70050	74900	79750
MOD.INC-GUAR.LOAN	86850	86850	86850	86850	114650	114650	114650	114650
Dubuque, IA MSA								
VERY LOW INCOME	24300	27800	31250	34700	37500	40300	43050	45850
LOW INCOME	38850	44400	49950	55500	59950	64400	68800	73250
MOD.INC-GUAR.LOAN	79800	79800	79800	79800	105350	105350	105350	105350
Iowa City, IA MSA								
Iowa City, IA HUD Metro FMR Area								
VERY LOW INCOME	28150	32150	36150	40150	43400	46600	49800	53000
LOW INCOME	45000	51400	57850	64250	69400	74550	79650	84800
MOD.INC-GUAR.LOAN	92350	92350	92350	92350	121900	121900	121900	121900

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:IOWA

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	---------- ADJUSTED INCOME LIMITS ----------							
Washington County, IA HUD Metro FMR Area								
VERY LOW INCOME	23200	26500	29800	33100	35750	38400	41050	43700
LOW INCOME	37050	42350	47650	52950	57200	61400	65650	69900
MOD.INC-GUAR.LOAN	76100	76100	76100	76100	100450	100450	100450	100450
Omaha-Council Bluffs, NE-IA MSA								
Omaha-Council Bluffs, NE-IA HUD Metro FMR Area								
VERY LOW INCOME	25550	29200	32850	36500	39450	42350	45300	48200
LOW INCOME	40900	46700	52550	58400	63050	67750	72400	77100
MOD.INC-GUAR.LOAN	83950	83950	83950	83950	110800	110800	110800	110800
Sioux City, IA-NE-SD MSA								
Sioux City, IA-NE-SD MSA								
VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Waterloo-Cedar Falls, IA MSA								
Bremer County, IA HUD Metro FMR Area								
VERY LOW INCOME	26400	30150	33900	37650	40700	43700	46700	49700
LOW INCOME	42200	48200	54250	60250	65050	69900	74700	79550
MOD.INC-GUAR.LOAN	86600	86600	86600	86600	114300	114300	114300	114300
Grundy County, IA SEA								
VERY LOW INCOME	22450	25650	28850	32050	34650	37200	39750	42350
LOW INCOME	35900	41050	46150	51300	55400	59500	63600	67700
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Waterloo-Cedar Falls, IA HUD Metro FMR Area								
VERY LOW INCOME	22450	25650	28850	32050	34650	37200	39750	42350
LOW INCOME	35900	41050	46150	51300	55400	59500	63600	67700
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Adair County, IA								
VERY LOW INCOME	21350	24400	27450	30500	32950	35400	37850	40300
LOW INCOME	34150	39050	43900	48800	52700	56600	60500	64400
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Adams County, IA								
VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:IOWA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Allamakee County, IA									
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Appanoose County, IA									
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Audubon County, IA									
	VERY LOW INCOME	21850	24950	28050	31150	33650	36150	38650	41150
	LOW INCOME	34900	39900	44850	49850	53850	57850	61800	65800
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Boone County, IA									
	VERY LOW INCOME	25200	28800	32400	36000	38900	41800	44650	47550
	LOW INCOME	40300	46100	51850	57600	62200	66800	71400	76050
	MOD.INC-GUAR.LOAN	82800	82800	82800	82800	109300	109300	109300	109300
Buchanan County, IA									
	VERY LOW INCOME	23350	26700	30050	33350	36050	38700	41400	44050
	LOW INCOME	37350	42700	48000	53350	57600	61900	66150	70400
	MOD.INC-GUAR.LOAN	76700	76700	76700	76700	101250	101250	101250	101250
Buena Vista County, IA									
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Butler County, IA									
	VERY LOW INCOME	22200	25400	28550	31700	34250	36800	39350	41850
	LOW INCOME	35500	40550	45650	50700	54750	58800	62850	66900
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Calhoun County, IA									
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Carroll County, IA									
	VERY LOW INCOME	23200	26500	29800	33100	35750	38400	41050	43700
	LOW INCOME	37050	42350	47650	52950	57200	61400	65650	69900
	MOD.INC-GUAR.LOAN	76100	76100	76100	76100	100450	100450	100450	100450

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02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:IOWA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
Cass County, IA									
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Cedar County, IA									
	VERY LOW INCOME	24200	27650	31100	34550	37350	40100	42850	45650
	LOW INCOME	38700	44250	49750	55300	59700	64150	68550	73000
	MOD.INC-GUAR.LOAN	79500	79500	79500	79500	104950	104950	104950	104950
Cerro Gordo County, IA									
	VERY LOW INCOME	22400	25600	28800	31950	34550	37100	39650	42200
	LOW INCOME	35750	40900	46000	51100	55200	59300	63350	67450
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Cherokee County, IA									
	VERY LOW INCOME	21500	24600	27650	30700	33200	35650	38100	40550
	LOW INCOME	34350	39300	44200	49100	53050	56950	60900	64800
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Chickasaw County, IA									
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Clarke County, IA									
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Clay County, IA									
	VERY LOW INCOME	21250	24250	27300	30300	32750	35150	37600	40000
	LOW INCOME	33950	38800	43650	48500	52400	56250	60150	64000
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Clayton County, IA									
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Clinton County, IA									
	VERY LOW INCOME	22950	26200	29500	32750	35400	38000	40650	43250
	LOW INCOME	36700	41900	47150	52400	56600	60800	65000	69150
	MOD.INC-GUAR.LOAN	75350	75350	75350	75350	99450	99450	99450	99450

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:IOWA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Crawford County, IA									
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Davis County, IA									
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Decatur County, IA									
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Delaware County, IA									
	VERY LOW INCOME	22300	25450	28650	31800	34350	36900	39450	42000
	LOW INCOME	35650	40700	45800	50900	54950	59050	63100	67200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Des Moines County, IA									
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Dickinson County, IA									
	VERY LOW INCOME	22350	25550	28750	31900	34500	37050	39600	42150
	LOW INCOME	35750	40850	45950	51050	55150	59200	63300	67400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Emmet County, IA									
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Fayette County, IA									
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Floyd County, IA									
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:IOWA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
Franklin County, IA									
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Fremont County, IA									
	VERY LOW INCOME	22250	25400	28600	31750	34300	36850	39400	41950
	LOW INCOME	35550	40650	45700	50800	54850	58950	63000	67050
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Greene County, IA									
	VERY LOW INCOME	22400	25600	28800	32000	34600	37150	39700	42250
	LOW INCOME	35850	40950	46100	51200	55300	59400	63500	67600
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Hamilton County, IA									
	VERY LOW INCOME	22900	26150	29400	32650	35300	37900	40500	43100
	LOW INCOME	36600	41800	47050	52250	56450	60600	64800	68950
	MOD.INC-GUAR.LOAN	75100	75100	75100	75100	99150	99150	99150	99150
Hancock County, IA									
	VERY LOW INCOME	21300	24350	27400	30400	32850	35300	37700	40150
	LOW INCOME	34050	38900	43800	48650	52550	56450	60350	64200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Hardin County, IA									
	VERY LOW INCOME	22500	25700	28900	32100	34700	37250	39850	42400
	LOW INCOME	35950	41100	46200	51350	55450	59550	63650	67800
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Henry County, IA									
	VERY LOW INCOME	21350	24400	27450	30500	32950	35400	37850	40300
	LOW INCOME	34150	39050	43900	48800	52700	56600	60500	64400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Howard County, IA									
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Humboldt County, IA									
	VERY LOW INCOME	21600	24700	27800	30850	33350	35800	38300	40750
	LOW INCOME	34550	39500	44400	49350	53300	57250	61200	65150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:IOWA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
Ida County, IA									
	VERY LOW INCOME	22350	25550	28750	31900	34500	37050	39600	42150
	LOW INCOME	35750	40850	45950	51050	55150	59200	63300	67400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Iowa County, IA									
	VERY LOW INCOME	24950	28500	32050	35600	38450	41300	44150	47000
	LOW INCOME	39850	45550	51250	56950	61500	66050	70600	75150
	MOD.INC-GUAR.LOAN	81850	81850	81850	81850	108050	108050	108050	108050
Jackson County, IA									
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Jasper County, IA									
	VERY LOW INCOME	21900	25000	28150	31250	33750	36250	38750	41250
	LOW INCOME	35000	40000	45000	50000	54000	58000	62000	66000
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Jefferson County, IA									
	VERY LOW INCOME	21800	24900	28000	31100	33600	36100	38600	41100
	LOW INCOME	34850	39800	44800	49750	53750	57700	61700	65650
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Keokuk County, IA									
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Kossuth County, IA									
	VERY LOW INCOME	22900	26200	29450	32700	35350	37950	40550	43200
	LOW INCOME	36600	41850	47050	52300	56500	60650	64850	69050
	MOD.INC-GUAR.LOAN	75200	75200	75200	75200	99250	99250	99250	99250
Lee County, IA									
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Louisa County, IA									
	VERY LOW INCOME	21000	24000	27000	29950	32350	34750	37150	39550
	LOW INCOME	33550	38300	43100	47900	51750	55550	59400	63250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:IOWA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Lucas County, IA									
	VERY LOW INCOME	21350	24400	27450	30500	32950	35400	37850	40300
	LOW INCOME	34150	39050	43900	48800	52700	56600	60500	64400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Lyon County, IA									
	VERY LOW INCOME	22400	25600	28800	32000	34600	37150	39700	42250
	LOW INCOME	35850	40950	46100	51200	55300	59400	63500	67600
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Mahaska County, IA									
	VERY LOW INCOME	22400	25600	28800	31950	34550	37100	39650	42200
	LOW INCOME	35750	40900	46000	51100	55200	59300	63350	67450
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Marion County, IA									
	VERY LOW INCOME	24500	28000	31500	35000	37800	40600	43400	46200
	LOW INCOME	39200	44800	50400	56000	60500	64950	69450	73900
	MOD.INC-GUAR.LOAN	80500	80500	80500	80500	106250	106250	106250	106250
Marshall County, IA									
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Mitchell County, IA									
	VERY LOW INCOME	23600	27000	30350	33700	36400	39100	41800	44500
	LOW INCOME	37750	43100	48500	53900	58200	62500	66850	71150
	MOD.INC-GUAR.LOAN	77500	77500	77500	77500	102300	102300	102300	102300
Monona County, IA									
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Monroe County, IA									
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Montgomery County, IA									
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:IOWA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- AJUSTEDINCOME LIMITS ----------							
Muscatine County, IA									
	VERY LOW INCOME	23050	26350	29650	32900	35550	38200	40800	43450
	LOW INCOME	36850	42100	47400	52650	56850	61050	65300	69500
	MOD.INC-GUAR.LOAN	75700	75700	75700	75700	99900	99900	99900	99900
O'Brien County, IA									
	VERY LOW INCOME	22100	25250	28400	31550	34100	36600	39150	41650
	LOW INCOME	35350	40400	45450	50500	54550	58600	62600	66650
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Osceola County, IA									
	VERY LOW INCOME	22550	25800	29000	32200	34800	37400	39950	42550
	LOW INCOME	36050	41200	46350	51500	55600	59750	63850	68000
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Page County, IA									
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Palo Alto County, IA									
	VERY LOW INCOME	21350	24400	27450	30500	32950	35400	37850	40300
	LOW INCOME	34150	39050	43900	48800	52700	56600	60500	64400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Plymouth County, IA									
	VERY LOW INCOME	25800	29450	33150	36800	39750	42700	45650	48600
	LOW INCOME	41250	47100	53000	58900	63600	68300	73050	77750
	MOD.INC-GUAR.LOAN	84650	84650	84650	84650	111750	111750	111750	111750
Pocahontas County, IA									
	VERY LOW INCOME	21150	24150	27150	30150	32600	35000	37400	39800
	LOW INCOME	33800	38600	43450	48250	52100	55950	59850	63700
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Poweshiek County, IA									
	VERY LOW INCOME	24500	28000	31500	34950	37750	40550	43350	46150
	LOW INCOME	39150	44700	50300	55900	60350	64850	69300	73800
	MOD.INC-GUAR.LOAN	80350	80350	80350	80350	106050	106050	106050	106050
Ringgold County, IA									
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:IOWA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		----------	----------	----------	----------	----------	----------	----------	----------
		A J U S T E D I N C O M E L I M I T S							
Sac County, IA									
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Shelby County, IA									
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Sioux County, IA									
	VERY LOW INCOME	23100	26400	29700	33000	35650	38300	40950	43600
	LOW INCOME	36950	42250	47500	52800	57000	61250	65450	69700
	MOD.INC-GUAR.LOAN	75900	75900	75900	75900	100200	100200	100200	100200
Tama County, IA									
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Taylor County, IA									
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Union County, IA									
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Van Buren County, IA									
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Wapello County, IA									
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Wayne County, IA									
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:IOWA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Webster County, IA									
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Winnebago County, IA									
	VERY LOW INCOME	22650	25900	29150	32350	34950	37550	40150	42750
	LOW INCOME	36250	41400	46600	51750	55900	60050	64150	68300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Winneshiek County, IA									
	VERY LOW INCOME	23150	26450	29750	33050	35700	38350	41000	43650
	LOW INCOME	37050	42300	47600	52900	57150	61350	65600	69850
	MOD.INC-GUAR.LOAN	76050	76050	76050	76050	100400	100400	100400	100400
Worth County, IA									
	VERY LOW INCOME	21650	24750	27850	30900	33400	35850	38350	40800
	LOW INCOME	34600	39550	44500	49450	53400	57350	61300	65250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Wright County, IA									
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:KANSAS

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
Kansas City, MO-KS MSA									
Franklin County, KS HUD Metro FMR Area									
	VERY LOW INCOME	22050	25200	28350	31500	34050	36550	39100	41600
	LOW INCOME	35300	40300	45350	50400	54450	58450	62500	66550
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Kansas City, MO-KS HUD Metro FMR Area									
	VERY LOW INCOME	25700	29350	33000	36650	39600	42550	45450	48400
	LOW INCOME	41050	46900	52800	58650	63350	68050	72750	77400
	MOD.INC-GUAR.LOAN	84300	84300	84300	84300	111300	111300	111300	111300
Lawrence, KS MSA									
	VERY LOW INCOME	25050	28600	32200	35750	38650	41500	44350	47200
	LOW INCOME	40050	45750	51500	57200	61800	66350	70950	75500
	MOD.INC-GUAR.LOAN	82250	82250	82250	82250	108550	108550	108550	108550
Manhattan, KS MSA									
Manhattan, KS MSA									
	VERY LOW INCOME	21400	24450	27500	30550	33000	35450	37900	40350
	LOW INCOME	34250	39100	44000	48900	52800	56700	60650	64550
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Pottawatomie County, KS SEA									
	VERY LOW INCOME	21400	24450	27500	30550	33000	35450	37900	40350
	LOW INCOME	34250	39100	44000	48900	52800	56700	60650	64550
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Riley County, KS SEA									
	VERY LOW INCOME	21400	24450	27500	30550	33000	35450	37900	40350
	LOW INCOME	34250	39100	44000	48900	52800	56700	60650	64550
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
St. Joseph, MO-KS MSA									
	VERY LOW INCOME	20750	23700	26650	29600	32000	34350	36750	39100
	LOW INCOME	33150	37900	42600	47350	51150	54950	58700	62500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Topeka, KS MSA									
	VERY LOW INCOME	22850	26100	29350	32600	35250	37850	40450	43050
	LOW INCOME	36500	41700	46950	52150	56300	60500	64650	68850
	MOD.INC-GUAR.LOAN	74950	74950	74950	74950	98950	98950	98950	98950

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:KANSAS

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- AJUSTEDINCOME LIMITS ----------							
Wichita, KS MSA									
Sumner County, KS HUD Metro FMR Area									
	VERY LOW INCOME	23250	26600	29900	33200	35900	38550	41200	43850
	LOW INCOME	37150	42500	47800	53100	57350	61600	65850	70100
	MOD.INC-GUAR.LOAN	76350	76350	76350	76350	100800	100800	100800	100800
Wichita, KS HUD Metro FMR Area									
	VERY LOW INCOME	23100	26400	29700	32950	35600	38250	40900	43500
	LOW INCOME	36900	42150	47450	52700	56900	61150	65350	69550
	MOD.INC-GUAR.LOAN	75750	75750	75750	75750	100000	100000	100000	100000
Allen County, KS									
	VERY LOW INCOME	19350	22100	24850	27600	29850	32050	34250	36450
	LOW INCOME	30900	35300	39750	44150	47700	51200	54750	58300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Anderson County, KS									
	VERY LOW INCOME	19350	22100	24850	27600	29850	32050	34250	36450
	LOW INCOME	30900	35300	39750	44150	47700	51200	54750	58300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Atchison County, KS									
	VERY LOW INCOME	20350	23250	26150	29050	31400	33700	36050	38350
	LOW INCOME	32550	37200	41850	46500	50200	53950	57650	61400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Barber County, KS									
	VERY LOW INCOME	19350	22100	24850	27600	29850	32050	34250	36450
	LOW INCOME	30900	35300	39750	44150	47700	51200	54750	58300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Barton County, KS									
	VERY LOW INCOME	20200	23050	25950	28800	31150	33450	35750	38050
	LOW INCOME	32250	36900	41500	46100	49800	53500	57150	60850
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Bourbon County, KS									
	VERY LOW INCOME	19350	22100	24850	27600	29850	32050	34250	36450
	LOW INCOME	30900	35300	39750	44150	47700	51200	54750	58300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Brown County, KS									
	VERY LOW INCOME	19350	22100	24850	27600	29850	32050	34250	36450
	LOW INCOME	30900	35300	39750	44150	47700	51200	54750	58300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:KANSAS

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
Chase County, KS									
	VERY LOW INCOME	20350	23250	26150	29050	31400	33700	36050	38350
	LOW INCOME	32550	37200	41850	46500	50200	53950	57650	61400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Chautauqua County, KS									
	VERY LOW INCOME	19350	22100	24850	27600	29850	32050	34250	36450
	LOW INCOME	30900	35300	39750	44150	47700	51200	54750	58300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Cherokee County, KS									
	VERY LOW INCOME	19350	22100	24850	27600	29850	32050	34250	36450
	LOW INCOME	30900	35300	39750	44150	47700	51200	54750	58300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Cheyenne County, KS									
	VERY LOW INCOME	19350	22100	24850	27600	29850	32050	34250	36450
	LOW INCOME	30900	35300	39750	44150	47700	51200	54750	58300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Clark County, KS									
	VERY LOW INCOME	22400	25600	28800	32000	34600	37150	39700	42250
	LOW INCOME	35850	40950	46100	51200	55300	59400	63500	67600
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Clay County, KS									
	VERY LOW INCOME	20900	23900	26900	29850	32250	34650	37050	39450
	LOW INCOME	33450	38200	43000	47750	51550	55400	59200	63050
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Cloud County, KS									
	VERY LOW INCOME	19350	22100	24850	27600	29850	32050	34250	36450
	LOW INCOME	30900	35300	39750	44150	47700	51200	54750	58300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Coffey County, KS									
	VERY LOW INCOME	22400	25600	28800	31950	34550	37100	39650	42200
	LOW INCOME	35750	40900	46000	51100	55200	59300	63350	67450
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Comanche County, KS									
	VERY LOW INCOME	20300	23200	26100	28950	31300	33600	35900	38250
	LOW INCOME	32400	37050	41650	46300	50000	53700	57400	61100
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
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02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:KANSAS

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
Cowley County, KS									
	VERY LOW INCOME	19350	22100	24850	27600	29850	32050	34250	36450
	LOW INCOME	30900	35300	39750	44150	47700	51200	54750	58300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Crawford County, KS									
	VERY LOW INCOME	19350	22100	24850	27600	29850	32050	34250	36450
	LOW INCOME	30900	35300	39750	44150	47700	51200	54750	58300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Decatur County, KS									
	VERY LOW INCOME	19350	22100	24850	27600	29850	32050	34250	36450
	LOW INCOME	30900	35300	39750	44150	47700	51200	54750	58300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Dickinson County, KS									
	VERY LOW INCOME	21250	24300	27350	30350	32800	35250	37650	40100
	LOW INCOME	34000	38850	43700	48550	52450	56300	60200	64100
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Edwards County, KS									
	VERY LOW INCOME	19350	22100	24850	27600	29850	32050	34250	36450
	LOW INCOME	30900	35300	39750	44150	47700	51200	54750	58300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Elk County, KS									
	VERY LOW INCOME	19350	22100	24850	27600	29850	32050	34250	36450
	LOW INCOME	30900	35300	39750	44150	47700	51200	54750	58300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Ellis County, KS									
	VERY LOW INCOME	23100	26400	29700	33000	35650	38300	40950	43600
	LOW INCOME	36950	42250	47500	52800	57000	61250	65450	69700
	MOD.INC-GUAR.LOAN	75900	75900	75900	75900	100200	100200	100200	100200
Ellsworth County, KS									
	VERY LOW INCOME	20600	23550	26500	29400	31800	34150	36500	38850
	LOW INCOME	32950	37650	42350	47050	50800	54600	58350	62100
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Finney County, KS									
	VERY LOW INCOME	21150	24150	27150	30150	32600	35000	37400	39800
	LOW INCOME	33800	38600	43450	48250	52100	55950	59850	63700
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:KANSAS

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Ford County, KS									
	VERY LOW INCOME	20050	22900	25750	28600	30900	33200	35500	37800
	LOW INCOME	32050	36600	41200	45750	49400	53050	56750	60400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Gove County, KS									
	VERY LOW INCOME	19350	22100	24850	27600	29850	32050	34250	36450
	LOW INCOME	30900	35300	39750	44150	47700	51200	54750	58300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Graham County, KS									
	VERY LOW INCOME	21350	24400	27450	30500	32950	35400	37850	40300
	LOW INCOME	34150	39050	43900	48800	52700	56600	60500	64400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Grant County, KS									
	VERY LOW INCOME	23700	27100	30500	33850	36600	39300	42000	44700
	LOW INCOME	37900	43300	48750	54150	58500	62800	67150	71500
	MOD.INC-GUAR.LOAN	77850	77850	77850	77850	102750	102750	102750	102750
Gray County, KS									
	VERY LOW INCOME	22650	25850	29100	32300	34900	37500	40100	42650
	LOW INCOME	36200	41350	46550	51700	55850	59950	64100	68250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Greeley County, KS									
	VERY LOW INCOME	23350	26700	30050	33350	36050	38700	41400	44050
	LOW INCOME	37350	42700	48000	53350	57600	61900	66150	70400
	MOD.INC-GUAR.LOAN	76700	76700	76700	76700	101250	101250	101250	101250
Greenwood County, KS									
	VERY LOW INCOME	19350	22100	24850	27600	29850	32050	34250	36450
	LOW INCOME	30900	35300	39750	44150	47700	51200	54750	58300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Hamilton County, KS									
	VERY LOW INCOME	19350	22100	24850	27600	29850	32050	34250	36450
	LOW INCOME	30900	35300	39750	44150	47700	51200	54750	58300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Harper County, KS									
	VERY LOW INCOME	19350	22100	24850	27600	29850	32050	34250	36450
	LOW INCOME	30900	35300	39750	44150	47700	51200	54750	58300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:KANSAS

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
Haskell County, KS									
	VERY LOW INCOME	22300	25500	28700	31850	34400	36950	39500	42050
	LOW INCOME	35650	40750	45850	50950	55050	59100	63200	67250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Hodgeman County, KS									
	VERY LOW INCOME	21000	24000	27000	29950	32350	34750	37150	39550
	LOW INCOME	33550	38300	43100	47900	51750	55550	59400	63250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Jewell County, KS									
	VERY LOW INCOME	19350	22100	24850	27600	29850	32050	34250	36450
	LOW INCOME	30900	35300	39750	44150	47700	51200	54750	58300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Kearny County, KS									
	VERY LOW INCOME	20300	23200	26100	28950	31300	33600	35900	38250
	LOW INCOME	32400	37050	41650	46300	50000	53700	57400	61100
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Kingman County, KS									
	VERY LOW INCOME	20800	23750	26700	29650	32050	34400	36800	39150
	LOW INCOME	33200	37950	42700	47450	51250	55050	58850	62650
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Kiowa County, KS									
	VERY LOW INCOME	19350	22100	24850	27600	29850	32050	34250	36450
	LOW INCOME	30900	35300	39750	44150	47700	51200	54750	58300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Labette County, KS									
	VERY LOW INCOME	19350	22100	24850	27600	29850	32050	34250	36450
	LOW INCOME	30900	35300	39750	44150	47700	51200	54750	58300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Lane County, KS									
	VERY LOW INCOME	21000	24000	27000	29950	32350	34750	37150	39550
	LOW INCOME	33550	38300	43100	47900	51750	55550	59400	63250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Lincoln County, KS									
	VERY LOW INCOME	19850	22700	25550	28350	30650	32900	35200	37450
	LOW INCOME	31750	36300	40800	45350	49000	52600	56250	59850
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:KANSAS

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Logan County, KS									
	VERY LOW INCOME	21000	24000	27000	29950	32350	34750	37150	39550
	LOW INCOME	33550	38300	43100	47900	51750	55550	59400	63250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Lyon County, KS									
	VERY LOW INCOME	19350	22100	24850	27600	29850	32050	34250	36450
	LOW INCOME	30900	35300	39750	44150	47700	51200	54750	58300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Marion County, KS									
	VERY LOW INCOME	20800	23800	26750	29700	32100	34500	36850	39250
	LOW INCOME	33250	38000	42750	47500	51300	55100	58900	62700
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Marshall County, KS									
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
McPherson County, KS									
	VERY LOW INCOME	25200	28800	32400	35950	38850	41750	44600	47500
	LOW INCOME	40250	46000	51750	57500	62100	66700	71300	75900
	MOD.INC-GUAR.LOAN	82650	82650	82650	82650	109100	109100	109100	109100
Meade County, KS									
	VERY LOW INCOME	19750	22550	25350	28150	30450	32700	34950	37200
	LOW INCOME	31550	36050	40550	45050	48650	52250	55850	59450
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Mitchell County, KS									
	VERY LOW INCOME	20300	23200	26100	29000	31350	33650	36000	38300
	LOW INCOME	32500	37100	41750	46400	50100	53800	57550	61250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Montgomery County, KS									
	VERY LOW INCOME	19400	22200	24950	27700	29950	32150	34350	36600
	LOW INCOME	31000	35450	39850	44300	47850	51400	54950	58500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Morris County, KS									
	VERY LOW INCOME	20350	23250	26150	29050	31400	33700	36050	38350
	LOW INCOME	32550	37200	41850	46500	50200	53950	57650	61400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:KANSAS

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
Morton County, KS									
	VERY LOW INCOME	21000	24000	27000	29950	32350	34750	37150	39550
	LOW INCOME	33550	38300	43100	47900	51750	55550	59400	63250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Nemaha County, KS									
	VERY LOW INCOME	21400	24450	27500	30550	33000	35450	37900	40350
	LOW INCOME	34250	39100	44000	48900	52800	56700	60650	64550
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Neosho County, KS									
	VERY LOW INCOME	19350	22100	24850	27600	29850	32050	34250	36450
	LOW INCOME	30900	35300	39750	44150	47700	51200	54750	58300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Ness County, KS									
	VERY LOW INCOME	20700	23650	26600	29550	31950	34300	36650	39050
	LOW INCOME	33100	37850	42550	47300	51100	54850	58650	62450
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Norton County, KS									
	VERY LOW INCOME	21000	24000	27000	30000	32400	34800	37200	39600
	LOW INCOME	33600	38400	43200	48000	51850	55700	59500	63350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Osborne County, KS									
	VERY LOW INCOME	19350	22100	24850	27600	29850	32050	34250	36450
	LOW INCOME	30900	35300	39750	44150	47700	51200	54750	58300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Ottawa County, KS									
	VERY LOW INCOME	22350	25550	28750	31900	34500	37050	39600	42150
	LOW INCOME	35750	40850	45950	51050	55150	59200	63300	67400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Pawnee County, KS									
	VERY LOW INCOME	20300	23200	26100	29000	31350	33650	36000	38300
	LOW INCOME	32500	37100	41750	46400	50100	53800	57550	61250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Phillips County, KS									
	VERY LOW INCOME	20200	23050	25950	28800	31150	33450	35750	38050
	LOW INCOME	32250	36900	41500	46100	49800	53500	57150	60850
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:KANSAS

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
Pratt County, KS									
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Rawlins County, KS									
	VERY LOW INCOME	19350	22100	24850	27600	29850	32050	34250	36450
	LOW INCOME	30900	35300	39750	44150	47700	51200	54750	58300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Reno County, KS									
	VERY LOW INCOME	19350	22100	24850	27600	29850	32050	34250	36450
	LOW INCOME	30900	35300	39750	44150	47700	51200	54750	58300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Republic County, KS									
	VERY LOW INCOME	19950	22800	25650	28450	30750	33050	35300	37600
	LOW INCOME	31850	36400	40950	45500	49150	52800	56400	60050
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Rice County, KS									
	VERY LOW INCOME	20300	23200	26100	28950	31300	33600	35900	38250
	LOW INCOME	32400	37050	41650	46300	50000	53700	57400	61100
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Rooks County, KS									
	VERY LOW INCOME	19350	22100	24850	27600	29850	32050	34250	36450
	LOW INCOME	30900	35300	39750	44150	47700	51200	54750	58300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Rush County, KS									
	VERY LOW INCOME	19350	22100	24850	27600	29850	32050	34250	36450
	LOW INCOME	30900	35300	39750	44150	47700	51200	54750	58300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Russell County, KS									
	VERY LOW INCOME	19800	22600	25450	28250	30550	32800	35050	37300
	LOW INCOME	31650	36150	40700	45200	48800	52450	56050	59650
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Saline County, KS									
	VERY LOW INCOME	21350	24400	27450	30500	32950	35400	37850	40300
	LOW INCOME	34150	39050	43900	48800	52700	56600	60500	64400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:KANSAS

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
Scott County, KS									
	VERY LOW INCOME	24200	27650	31100	34550	37350	40100	42850	45650
	LOW INCOME	38700	44250	49750	55300	59700	64150	68550	73000
	MOD.INC-GUAR.LOAN	79500	79500	79500	79500	104950	104950	104950	104950
Seward County, KS									
	VERY LOW INCOME	19350	22100	24850	27600	29850	32050	34250	36450
	LOW INCOME	30900	35300	39750	44150	47700	51200	54750	58300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Sheridan County, KS									
	VERY LOW INCOME	20350	23250	26150	29050	31400	33700	36050	38350
	LOW INCOME	32550	37200	41850	46500	50200	53950	57650	61400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Sherman County, KS									
	VERY LOW INCOME	19700	22500	25300	28100	30350	32600	34850	37100
	LOW INCOME	31450	35950	40450	44950	48550	52150	55750	59350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Smith County, KS									
	VERY LOW INCOME	19350	22100	24850	27600	29850	32050	34250	36450
	LOW INCOME	30900	35300	39750	44150	47700	51200	54750	58300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Stafford County, KS									
	VERY LOW INCOME	19950	22800	25650	28450	30750	33050	35300	37600
	LOW INCOME	31850	36400	40950	45500	49150	52800	56400	60050
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Stanton County, KS									
	VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
	LOW INCOME	32950	37700	42400	47100	50850	54650	58400	62150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Stevens County, KS									
	VERY LOW INCOME	21850	25000	28100	31200	33700	36200	38700	41200
	LOW INCOME	34950	39900	44900	49900	53900	57900	61900	65850
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Thomas County, KS									
	VERY LOW INCOME	24650	28200	31700	35200	38050	40850	43650	46500
	LOW INCOME	39400	45050	50650	56300	60800	65300	69800	74300
	MOD.INC-GUAR.LOAN	80950	80950	80950	80950	106850	106850	106850	106850

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT
02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:KANSAS

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
Trego County, KS									
	VERY LOW INCOME	19500	22250	25050	27800	30050	32250	34500	36700
	LOW INCOME	31150	35600	40050	44500	48050	51600	55200	58750
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Wallace County, KS									
	VERY LOW INCOME	20100	23000	25850	28700	31000	33300	35600	37900
	LOW INCOME	32150	36700	41300	45900	49550	53250	56900	60600
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Washington County, KS									
	VERY LOW INCOME	19600	22400	25200	27950	30200	32450	34700	36900
	LOW INCOME	31300	35750	40250	44700	48300	51850	55450	59000
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Wichita County, KS									
	VERY LOW INCOME	19950	22800	25650	28450	30750	33050	35300	37600
	LOW INCOME	31850	36400	40950	45500	49150	52800	56400	60050
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Wilson County, KS									
	VERY LOW INCOME	19350	22100	24850	27600	29850	32050	34250	36450
	LOW INCOME	30900	35300	39750	44150	47700	51200	54750	58300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Woodson County, KS									
	VERY LOW INCOME	19350	22100	24850	27600	29850	32050	34250	36450
	LOW INCOME	30900	35300	39750	44150	47700	51200	54750	58300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:KENTUCKY

P R O G R A M	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	A J U S T E D I N C O M E L I M I T S							
Bowling Green, KY MSA								
VERY LOW INCOME	20450	23350	26250	29150	31500	33850	36150	38500
LOW INCOME	32650	37300	42000	46650	50400	54100	57850	61600
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Cincinnati-Middletown, OH-KY-IN MSA								
Cincinnati-Middleton, OH-KY-IN HUD Metro FMR Area								
VERY LOW INCOME	25000	28550	32100	35650	38550	41400	44250	47100
LOW INCOME	39950	45650	51350	57050	61600	66200	70750	75300
MOD.INC-GUAR.LOAN	82000	82000	82000	82000	108250	108250	108250	108250
Grant County, KY HUD Metro FMR Area								
VERY LOW INCOME	19200	21950	24700	27450	29650	31850	34050	36250
LOW INCOME	30750	35100	39500	43900	47400	50900	54450	57950
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Clarksville, TN-KY MSA								
Clarksville, TN-KY HUD Metro FMR Area								
VERY LOW INCOME	19000	21700	24400	27100	29300	31450	33650	35800
LOW INCOME	30350	34700	39000	43350	46800	50300	53750	57200
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Elizabethtown, KY MSA								
VERY LOW INCOME	20000	22850	25700	28550	30850	33150	35450	37700
LOW INCOME	32000	36550	41150	45700	49350	53000	56650	60300
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Evansville, IN-KY MSA								
Evansville, IN-KY HUD Metro FMR Area								
VERY LOW INCOME	22350	25550	28750	31900	34500	37050	39600	42150
LOW INCOME	35750	40850	45950	51050	55150	59200	63300	67400
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Huntington-Ashland, WV-KY-OH MSA								
VERY LOW INCOME	17850	20400	22950	25500	27550	29600	31650	33700
LOW INCOME	28550	32650	36700	40800	44050	47350	50600	53850
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Lexington-Fayette, KY MSA								
VERY LOW INCOME	23500	26850	30200	33550	36250	38950	41650	44300
LOW INCOME	37600	42950	48350	53700	58000	62300	66600	70900
MOD.INC-GUAR.LOAN	77200	77200	77200	77200	101900	101900	101900	101900

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:KENTUCKY

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	ADJUSTED INCOME LIMITS							
Louisville, KY-IN MSA								
Spencer County, KY SEA								
VERY LOW INCOME	22350	25550	28750	31900	34500	37050	39600	42150
LOW INCOME	35750	40850	45950	51050	55150	59200	63300	67400
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Louisville-Jefferson County, KY-IN MSA								
Louisville, KY-IN HUD Metro FMR Area								
VERY LOW INCOME	22350	25550	28750	31900	34500	37050	39600	42150
LOW INCOME	35750	40850	45950	51050	55150	59200	63300	67400
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Meade County, KY HUD Metro FMR Area								
VERY LOW INCOME	18300	20900	23550	26150	28250	30350	32450	34500
LOW INCOME	29300	33500	37650	41850	45200	48550	51900	55250
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Nelson County, KY HUD Metro FMR Area								
VERY LOW INCOME	20150	23000	25900	28750	31050	33350	35650	37950
LOW INCOME	32200	36800	41400	46000	49700	53350	57050	60700
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Shelby County, KY HUD Metro FMR Area								
VERY LOW INCOME	25800	29500	33200	36850	39800	42750	45700	48650
LOW INCOME	41250	47150	53050	58950	63650	68400	73100	77800
MOD.INC-GUAR.LOAN	84750	84750	84750	84750	111850	111850	111850	111850
Owensboro, KY MSA								
VERY LOW INCOME	20100	22950	25800	28650	30950	33250	35550	37850
LOW INCOME	32100	36700	41250	45850	49500	53200	56850	60500
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Adair County, KY								
VERY LOW INCOME	16100	18400	20700	23000	24850	26700	28550	30400
LOW INCOME	25750	29450	33100	36800	39750	42700	45650	48600
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Allen County, KY								
VERY LOW INCOME	16750	19150	21550	23900	25850	27750	29650	31550
LOW INCOME	26800	30600	34450	38250	41300	44350	47450	50500
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:KENTUCKY

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- AJUSTEDINCOME LIMITS ----------							
Anderson County, KY									
	VERY LOW INCOME	23800	27200	30600	34000	36750	39450	42200	44900
	LOW INCOME	38100	43500	48950	54400	58750	63100	67450	71800
	MOD.INC-GUAR.LOAN	78200	78200	78200	78200	103200	103200	103200	103200
Ballard County, KY									
	VERY LOW INCOME	18800	21450	24150	26800	28950	31100	33250	35400
	LOW INCOME	30050	34300	38600	42900	46350	49750	53200	56650
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Barren County, KY									
	VERY LOW INCOME	18050	20600	23200	25750	27850	29900	31950	34000
	LOW INCOME	28850	32950	37100	41200	44500	47800	51100	54400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Bath County, KY									
	VERY LOW INCOME	15650	17900	20150	22350	24150	25950	27750	29550
	LOW INCOME	25050	28600	32200	35750	38600	41450	44350	47200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Bell County, KY									
	VERY LOW INCOME	15650	17900	20150	22350	24150	25950	27750	29550
	LOW INCOME	25050	28600	32200	35750	38600	41450	44350	47200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Boyle County, KY									
	VERY LOW INCOME	19400	22150	24900	27650	29900	32100	34300	36500
	LOW INCOME	31000	35400	39850	44250	47800	51350	54850	58400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Breathitt County, KY									
	VERY LOW INCOME	15650	17900	20150	22350	24150	25950	27750	29550
	LOW INCOME	25050	28600	32200	35750	38600	41450	44350	47200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Breckinridge County, KY									
	VERY LOW INCOME	16950	19400	21800	24200	26150	28100	30050	31950
	LOW INCOME	27100	30950	34850	38700	41800	44900	48000	51100
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Butler County, KY									
	VERY LOW INCOME	16050	18350	20650	22900	24750	26600	28400	30250
	LOW INCOME	25650	29300	33000	36650	39600	42500	45450	48400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:KENTUCKY

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Caldwell County, KY									
	VERY LOW INCOME	18000	20550	23100	25650	27750	29800	31850	33900
	LOW INCOME	28750	32850	36950	41050	44350	47600	50900	54200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Calloway County, KY									
	VERY LOW INCOME	20150	23000	25900	28750	31050	33350	35650	37950
	LOW INCOME	32200	36800	41400	46000	49700	53350	57050	60700
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Carlisle County, KY									
	VERY LOW INCOME	15650	17900	20150	22350	24150	25950	27750	29550
	LOW INCOME	25050	28600	32200	35750	38600	41450	44350	47200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Carroll County, KY									
	VERY LOW INCOME	19950	22800	25650	28500	30800	33100	35350	37650
	LOW INCOME	31900	36500	41050	45600	49250	52900	56550	60200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Carter County, KY									
	VERY LOW INCOME	16200	18500	20800	23100	24950	26800	28650	30500
	LOW INCOME	25850	29550	33250	36950	39900	42850	45800	48750
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Casey County, KY									
	VERY LOW INCOME	15650	17900	20150	22350	24150	25950	27750	29550
	LOW INCOME	25050	28600	32200	35750	38600	41450	44350	47200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Clay County, KY									
	VERY LOW INCOME	15650	17900	20150	22350	24150	25950	27750	29550
	LOW INCOME	25050	28600	32200	35750	38600	41450	44350	47200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Clinton County, KY									
	VERY LOW INCOME	15650	17900	20150	22350	24150	25950	27750	29550
	LOW INCOME	25050	28600	32200	35750	38600	41450	44350	47200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Crittenden County, KY									
	VERY LOW INCOME	17250	19700	22150	24600	26600	28550	30550	32500
	LOW INCOME	27550	31500	35400	39350	42500	45650	48800	51950
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:KENTUCKY

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
Cumberland County, KY									
	VERY LOW INCOME	15650	17900	20150	22350	24150	25950	27750	29550
	LOW INCOME	25050	28600	32200	35750	38600	41450	44350	47200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Elliott County, KY									
	VERY LOW INCOME	15650	17900	20150	22350	24150	25950	27750	29550
	LOW INCOME	25050	28600	32200	35750	38600	41450	44350	47200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Estill County, KY									
	VERY LOW INCOME	15650	17900	20150	22350	24150	25950	27750	29550
	LOW INCOME	25050	28600	32200	35750	38600	41450	44350	47200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Fleming County, KY									
	VERY LOW INCOME	17950	20500	23050	25600	27650	29700	31750	33800
	LOW INCOME	28650	32750	36850	40950	44250	47500	50800	54050
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Floyd County, KY									
	VERY LOW INCOME	15650	17900	20150	22350	24150	25950	27750	29550
	LOW INCOME	25050	28600	32200	35750	38600	41450	44350	47200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Franklin County, KY									
	VERY LOW INCOME	23400	26750	30100	33400	36100	38750	41450	44100
	LOW INCOME	37400	42750	48100	53450	57750	62000	66300	70550
	MOD.INC-GUAR.LOAN	76850	76850	76850	76850	101450	101450	101450	101450
Fulton County, KY									
	VERY LOW INCOME	15650	17900	20150	22350	24150	25950	27750	29550
	LOW INCOME	25050	28600	32200	35750	38600	41450	44350	47200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Garrard County, KY									
	VERY LOW INCOME	18700	21400	24050	26700	28850	31000	33150	35250
	LOW INCOME	29900	34150	38450	42700	46100	49550	52950	56350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Graves County, KY									
	VERY LOW INCOME	17100	19550	22000	24450	26400	28350	30300	32250
	LOW INCOME	27350	31300	35200	39100	42250	45350	48500	51600
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:KENTUCKY

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- AJUSTEDINCOME LIMITS ----------							
Grayson County, KY									
	VERY LOW INCOME	16350	18650	21000	23300	25200	27050	28900	30800
	LOW INCOME	26100	29850	33550	37300	40300	43250	46250	49250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Green County, KY									
	VERY LOW INCOME	17200	19650	22100	24550	26550	28500	30450	32450
	LOW INCOME	27500	31450	35350	39300	42450	45600	48750	51900
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Harlan County, KY									
	VERY LOW INCOME	15650	17900	20150	22350	24150	25950	27750	29550
	LOW INCOME	25050	28600	32200	35750	38600	41450	44350	47200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Harrison County, KY									
	VERY LOW INCOME	19250	22000	24750	27500	29700	31900	34100	36300
	LOW INCOME	30800	35200	39600	44000	47500	51050	54550	58100
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Hart County, KY									
	VERY LOW INCOME	15650	17900	20150	22350	24150	25950	27750	29550
	LOW INCOME	25050	28600	32200	35750	38600	41450	44350	47200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Hickman County, KY									
	VERY LOW INCOME	19450	22200	25000	27750	30000	32200	34450	36650
	LOW INCOME	31100	35500	39950	44400	47950	51500	55050	58600
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Hopkins County, KY									
	VERY LOW INCOME	18350	21000	23600	26200	28300	30400	32500	34600
	LOW INCOME	29350	33500	37700	41900	45250	48600	51950	55300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Jackson County, KY									
	VERY LOW INCOME	15650	17900	20150	22350	24150	25950	27750	29550
	LOW INCOME	25050	28600	32200	35750	38600	41450	44350	47200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Johnson County, KY									
	VERY LOW INCOME	15650	17900	20150	22350	24150	25950	27750	29550
	LOW INCOME	25050	28600	32200	35750	38600	41450	44350	47200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:KENTUCKY

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Knott County, KY									
	VERY LOW INCOME	15650	17900	20150	22350	24150	25950	27750	29550
	LOW INCOME	25050	28600	32200	35750	38600	41450	44350	47200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Knox County, KY									
	VERY LOW INCOME	15650	17900	20150	22350	24150	25950	27750	29550
	LOW INCOME	25050	28600	32200	35750	38600	41450	44350	47200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Laurel County, KY									
	VERY LOW INCOME	16150	18450	20750	23050	24900	26750	28600	30450
	LOW INCOME	25850	29500	33200	36900	39850	42800	45750	48700
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Lawrence County, KY									
	VERY LOW INCOME	15650	17900	20150	22350	24150	25950	27750	29550
	LOW INCOME	25050	28600	32200	35750	38600	41450	44350	47200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Lee County, KY									
	VERY LOW INCOME	15650	17900	20150	22350	24150	25950	27750	29550
	LOW INCOME	25050	28600	32200	35750	38600	41450	44350	47200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Leslie County, KY									
	VERY LOW INCOME	15650	17900	20150	22350	24150	25950	27750	29550
	LOW INCOME	25050	28600	32200	35750	38600	41450	44350	47200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Letcher County, KY									
	VERY LOW INCOME	15900	18150	20400	22650	24500	26300	28100	29900
	LOW INCOME	25400	29000	32650	36250	39150	42050	44950	47850
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Lewis County, KY									
	VERY LOW INCOME	15650	17900	20150	22350	24150	25950	27750	29550
	LOW INCOME	25050	28600	32200	35750	38600	41450	44350	47200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Lincoln County, KY									
	VERY LOW INCOME	15650	17900	20150	22350	24150	25950	27750	29550
	LOW INCOME	25050	28600	32200	35750	38600	41450	44350	47200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:KENTUCKY

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Livingston County, KY									
	VERY LOW INCOME	17950	20500	23050	25600	27650	29700	31750	33800
	LOW INCOME	28650	32750	36850	40950	44250	47500	50800	54050
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Logan County, KY									
	VERY LOW INCOME	17950	20500	23050	25600	27650	29700	31750	33800
	LOW INCOME	28650	32750	36850	40950	44250	47500	50800	54050
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Lyon County, KY									
	VERY LOW INCOME	18200	20800	23400	25950	28050	30150	32200	34300
	LOW INCOME	29050	33200	37350	41500	44800	48150	51450	54800
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Madison County, KY									
	VERY LOW INCOME	20450	23350	26250	29150	31500	33850	36150	38500
	LOW INCOME	32650	37300	42000	46650	50400	54100	57850	61600
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Magoffin County, KY									
	VERY LOW INCOME	15650	17900	20150	22350	24150	25950	27750	29550
	LOW INCOME	25050	28600	32200	35750	38600	41450	44350	47200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Marion County, KY									
	VERY LOW INCOME	18200	20800	23400	26000	28100	30200	32250	34350
	LOW INCOME	29100	33300	37450	41600	44950	48250	51600	54900
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Marshall County, KY									
	VERY LOW INCOME	20200	23100	26000	28850	31200	33500	35800	38100
	LOW INCOME	32300	36900	41550	46150	49850	53550	57250	60900
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Martin County, KY									
	VERY LOW INCOME	15650	17900	20150	22350	24150	25950	27750	29550
	LOW INCOME	25050	28600	32200	35750	38600	41450	44350	47200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Mason County, KY									
	VERY LOW INCOME	18150	20750	23350	25900	28000	30050	32150	34200
	LOW INCOME	29000	33150	37300	41450	44750	48100	51400	54700
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:KENTUCKY

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
McCracken County, KY									
	VERY LOW INCOME	21050	24050	27050	30050	32500	34900	37300	39700
	LOW INCOME	33650	38500	43300	48100	51950	55800	59650	63500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
McCreary County, KY									
	VERY LOW INCOME	15650	17900	20150	22350	24150	25950	27750	29550
	LOW INCOME	25050	28600	32200	35750	38600	41450	44350	47200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Menifee County, KY									
	VERY LOW INCOME	15650	17900	20150	22350	24150	25950	27750	29550
	LOW INCOME	25050	28600	32200	35750	38600	41450	44350	47200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Mercer County, KY									
	VERY LOW INCOME	20850	23800	26800	29750	32150	34550	36900	39300
	LOW INCOME	33300	38100	42850	47600	51400	55200	59000	62850
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Metcalfe County, KY									
	VERY LOW INCOME	15650	17900	20150	22350	24150	25950	27750	29550
	LOW INCOME	25050	28600	32200	35750	38600	41450	44350	47200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Monroe County, KY									
	VERY LOW INCOME	15650	17900	20150	22350	24150	25950	27750	29550
	LOW INCOME	25050	28600	32200	35750	38600	41450	44350	47200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Montgomery County, KY									
	VERY LOW INCOME	18200	20800	23400	25950	28050	30150	32200	34300
	LOW INCOME	29050	33200	37350	41500	44800	48150	51450	54800
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Morgan County, KY									
	VERY LOW INCOME	15650	17900	20150	22350	24150	25950	27750	29550
	LOW INCOME	25050	28600	32200	35750	38600	41450	44350	47200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Muhlenberg County, KY									
	VERY LOW INCOME	16000	18300	20600	22850	24700	26550	28350	30200
	LOW INCOME	25600	29250	32900	36550	39450	42400	45300	48250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:KENTUCKY

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
Nicholas County, KY									
	VERY LOW INCOME	16150	18450	20750	23050	24900	26750	28600	30450
	LOW INCOME	25850	29500	33200	36900	39850	42800	45750	48700
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Ohio County, KY									
	VERY LOW INCOME	16450	18800	21150	23450	25350	27250	29100	31000
	LOW INCOME	26250	30000	33750	37500	40500	43500	46500	49500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Owen County, KY									
	VERY LOW INCOME	21350	24400	27450	30500	32950	35400	37850	40300
	LOW INCOME	34150	39050	43900	48800	52700	56600	60500	64400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Owsley County, KY									
	VERY LOW INCOME	15650	17900	20150	22350	24150	25950	27750	29550
	LOW INCOME	25050	28600	32200	35750	38600	41450	44350	47200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Perry County, KY									
	VERY LOW INCOME	15650	17900	20150	22350	24150	25950	27750	29550
	LOW INCOME	25050	28600	32200	35750	38600	41450	44350	47200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Pike County, KY									
	VERY LOW INCOME	15650	17900	20150	22350	24150	25950	27750	29550
	LOW INCOME	25050	28600	32200	35750	38600	41450	44350	47200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Powell County, KY									
	VERY LOW INCOME	15650	17900	20150	22350	24150	25950	27750	29550
	LOW INCOME	25050	28600	32200	35750	38600	41450	44350	47200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Pulaski County, KY									
	VERY LOW INCOME	15700	17950	20200	22400	24200	26000	27800	29600
	LOW INCOME	25100	28700	32250	35850	38700	41600	44450	47300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Robertson County, KY									
	VERY LOW INCOME	18200	20800	23400	25950	28050	30150	32200	34300
	LOW INCOME	29050	33200	37350	41500	44800	48150	51450	54800
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:KENTUCKY

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
Rockcastle County, KY									
	VERY LOW INCOME	15650	17900	20150	22350	24150	25950	27750	29550
	LOW INCOME	25050	28600	32200	35750	38600	41450	44350	47200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Rowan County, KY									
	VERY LOW INCOME	16550	18900	21250	23600	25500	27400	29300	31200
	LOW INCOME	26450	30200	34000	37750	40750	43800	46800	49850
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Russell County, KY									
	VERY LOW INCOME	15650	17900	20150	22350	24150	25950	27750	29550
	LOW INCOME	25050	28600	32200	35750	38600	41450	44350	47200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Simpson County, KY									
	VERY LOW INCOME	19300	22050	24800	27550	29800	32000	34200	36400
	LOW INCOME	30850	35300	39700	44100	47650	51150	54700	58200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Taylor County, KY									
	VERY LOW INCOME	16650	19000	21400	23750	25650	27550	29450	31350
	LOW INCOME	26600	30400	34200	38000	41050	44100	47100	50150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Todd County, KY									
	VERY LOW INCOME	16950	19400	21800	24200	26150	28100	30050	31950
	LOW INCOME	27100	30950	34850	38700	41800	44900	48000	51100
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Union County, KY									
	VERY LOW INCOME	19550	22350	25150	27900	30150	32400	34600	36850
	LOW INCOME	31250	35700	40200	44650	48200	51800	55350	58950
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Washington County, KY									
	VERY LOW INCOME	18800	21450	24150	26800	28950	31100	33250	35400
	LOW INCOME	30050	34300	38600	42900	46350	49750	53200	56650
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Wayne County, KY									
	VERY LOW INCOME	15650	17900	20150	22350	24150	25950	27750	29550
	LOW INCOME	25050	28600	32200	35750	38600	41450	44350	47200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:KENTUCKY

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
Whitley County, KY									
	VERY LOW INCOME	15650	17900	20150	22350	24150	25950	27750	29550
	LOW INCOME	25050	28600	32200	35750	38600	41450	44350	47200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Wolfe County, KY									
	VERY LOW INCOME	15650	17900	20150	22350	24150	25950	27750	29550
	LOW INCOME	25050	28600	32200	35750	38600	41450	44350	47200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:LOUISIANA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Alexandria, LA MSA									
	VERY LOW INCOME	18400	21000	23650	26250	28350	30450	32550	34650
	LOW INCOME	29400	33600	37800	42000	45350	48700	52100	55450
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Baton Rouge, LA MSA									
Baton Rouge, LA HUD Metro FMR Area									
	VERY LOW INCOME	23250	26600	29900	33200	35900	38550	41200	43850
	LOW INCOME	37150	42500	47800	53100	57350	61600	65850	70100
	MOD.INC-GUAR.LOAN	76350	76350	76350	76350	100800	100800	100800	100800
Iberville Parish, LA HUD Metro FMR Area									
	VERY LOW INCOME	19350	22100	24850	27600	29850	32050	34250	36450
	LOW INCOME	30900	35300	39750	44150	47700	51200	54750	58300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Houma-Bayou Cane-Thibodaux, LA MSA									
	VERY LOW INCOME	21500	24550	27600	30650	33150	35600	38050	40500
	LOW INCOME	34350	39250	44150	49050	52950	56900	60800	64750
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Lafayette, LA MSA									
	VERY LOW INCOME	22500	25700	28900	32100	34700	37250	39850	42400
	LOW INCOME	35950	41100	46200	51350	55450	59550	63650	67800
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Lake Charles, LA MSA									
	VERY LOW INCOME	21200	24200	27250	30250	32700	35100	37550	39950
	LOW INCOME	33900	38700	43550	48400	52250	56150	60000	63900
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Monroe, LA MSA									
	VERY LOW INCOME	18150	20750	23350	25900	28000	30050	32150	34200
	LOW INCOME	29000	33150	37300	41450	44750	48100	51400	54700
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
New Orleans-Metairie-Kenner, LA MSA									
	VERY LOW INCOME	21700	24800	27900	30950	33450	35950	38400	40900
	LOW INCOME	34650	39600	44550	49500	53450	57400	61400	65350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Shreveport-Bossier City, LA MSA									
	VERY LOW INCOME	20400	23300	26200	29100	31450	33800	36100	38450
	LOW INCOME	32600	37250	41900	46550	50250	54000	57700	61450
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:LOUISIANA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
Acadia Parish, LA									
	VERY LOW INCOME	16950	19400	21800	24200	26150	28100	30050	31950
	LOW INCOME	27100	30950	34850	38700	41800	44900	48000	51100
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Allen Parish, LA									
	VERY LOW INCOME	16800	19200	21600	24000	25950	27850	29800	31700
	LOW INCOME	26900	30700	34550	38400	41450	44550	47600	50700
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Assumption Parish, LA									
	VERY LOW INCOME	19250	22000	24750	27450	29650	31850	34050	36250
	LOW INCOME	30750	35100	39500	43900	47400	50900	54450	57950
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Avoyelles Parish, LA									
	VERY LOW INCOME	16800	19200	21600	24000	25950	27850	29800	31700
	LOW INCOME	26900	30700	34550	38400	41450	44550	47600	50700
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Beauregard Parish, LA									
	VERY LOW INCOME	19300	22050	24800	27550	29800	32000	34200	36400
	LOW INCOME	30850	35300	39700	44100	47650	51150	54700	58200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Bienville Parish, LA									
	VERY LOW INCOME	16800	19200	21600	24000	25950	27850	29800	31700
	LOW INCOME	26900	30700	34550	38400	41450	44550	47600	50700
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Caldwell Parish, LA									
	VERY LOW INCOME	18000	20600	23150	25700	27800	29850	31900	33950
	LOW INCOME	28750	32900	37000	41100	44400	47700	50950	54250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Catahoula Parish, LA									
	VERY LOW INCOME	16800	19200	21600	24000	25950	27850	29800	31700
	LOW INCOME	26900	30700	34550	38400	41450	44550	47600	50700
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Claiborne Parish, LA									
	VERY LOW INCOME	16800	19200	21600	24000	25950	27850	29800	31700
	LOW INCOME	26900	30700	34550	38400	41450	44550	47600	50700
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:LOUISIANA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
Concordia Parish, LA									
	VERY LOW INCOME	16800	19200	21600	24000	25950	27850	29800	31700
	LOW INCOME	26900	30700	34550	38400	41450	44550	47600	50700
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
East Carroll Parish, LA									
	VERY LOW INCOME	16800	19200	21600	24000	25950	27850	29800	31700
	LOW INCOME	26900	30700	34550	38400	41450	44550	47600	50700
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Evangeline Parish, LA									
	VERY LOW INCOME	16800	19200	21600	24000	25950	27850	29800	31700
	LOW INCOME	26900	30700	34550	38400	41450	44550	47600	50700
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Franklin Parish, LA									
	VERY LOW INCOME	16800	19200	21600	24000	25950	27850	29800	31700
	LOW INCOME	26900	30700	34550	38400	41450	44550	47600	50700
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Iberia Parish, LA									
	VERY LOW INCOME	18550	21200	23850	26500	28650	30750	32900	35000
	LOW INCOME	29700	33900	38150	42400	45800	49200	52600	55950
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Jackson Parish, LA									
	VERY LOW INCOME	18650	21300	23950	26600	28750	30900	33000	35150
	LOW INCOME	29800	34050	38300	42550	45950	49350	52750	56150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Jefferson Davis Parish, LA									
	VERY LOW INCOME	19000	21700	24400	27100	29300	31450	33650	35800
	LOW INCOME	30350	34700	39000	43350	46800	50300	53750	57200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
La Salle Parish, LA									
	VERY LOW INCOME	18300	20900	23500	26100	28200	30300	32400	34500
	LOW INCOME	29250	33400	37600	41750	45100	48450	51750	55100
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Lincoln Parish, LA									
	VERY LOW INCOME	18350	20950	23550	26150	28250	30350	32450	34550
	LOW INCOME	29300	33500	37650	41850	45200	48550	51900	55250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:LOUISIANA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Madison Parish, LA									
	VERY LOW INCOME	16800	19200	21600	24000	25950	27850	29800	31700
	LOW INCOME	26900	30700	34550	38400	41450	44550	47600	50700
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Morehouse Parish, LA									
	VERY LOW INCOME	16800	19200	21600	24000	25950	27850	29800	31700
	LOW INCOME	26900	30700	34550	38400	41450	44550	47600	50700
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Natchitoches Parish, LA									
	VERY LOW INCOME	16800	19200	21600	24000	25950	27850	29800	31700
	LOW INCOME	26900	30700	34550	38400	41450	44550	47600	50700
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Red River Parish, LA									
	VERY LOW INCOME	16800	19200	21600	24000	25950	27850	29800	31700
	LOW INCOME	26900	30700	34550	38400	41450	44550	47600	50700
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Richland Parish, LA									
	VERY LOW INCOME	16800	19200	21600	24000	25950	27850	29800	31700
	LOW INCOME	26900	30700	34550	38400	41450	44550	47600	50700
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Sabine Parish, LA									
	VERY LOW INCOME	17100	19550	22000	24400	26400	28350	30300	32250
	LOW INCOME	27350	31250	35150	39050	42150	45300	48400	51550
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
St. James Parish, LA									
	VERY LOW INCOME	23100	26400	29700	32950	35600	38250	40900	43500
	LOW INCOME	36900	42150	47450	52700	56900	61150	65350	69550
	MOD.INC-GUAR.LOAN	75750	75750	75750	75750	100000	100000	100000	100000
St. Landry Parish, LA									
	VERY LOW INCOME	16800	19200	21600	24000	25950	27850	29800	31700
	LOW INCOME	26900	30700	34550	38400	41450	44550	47600	50700
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
St. Mary Parish, LA									
	VERY LOW INCOME	17300	19800	22250	24700	26700	28700	30650	32650
	LOW INCOME	27650	31600	35550	39500	42650	45800	49000	52150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:LOUISIANA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
Tangipahoa Parish, LA									
	VERY LOW INCOME	18800	21450	24150	26800	28950	31100	33250	35400
	LOW INCOME	30050	34300	38600	42900	46350	49750	53200	56650
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Tensas Parish, LA									
	VERY LOW INCOME	16800	19200	21600	24000	25950	27850	29800	31700
	LOW INCOME	26900	30700	34550	38400	41450	44550	47600	50700
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Vermilion Parish, LA									
	VERY LOW INCOME	19950	22800	25650	28450	30750	33050	35300	37600
	LOW INCOME	31850	36400	40950	45500	49150	52800	56400	60050
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Vernon Parish, LA									
	VERY LOW INCOME	18200	20800	23400	26000	28100	30200	32250	34350
	LOW INCOME	29100	33300	37450	41600	44950	48250	51600	54900
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Washington Parish, LA									
	VERY LOW INCOME	16800	19200	21600	24000	25950	27850	29800	31700
	LOW INCOME	26900	30700	34550	38400	41450	44550	47600	50700
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Webster Parish, LA									
	VERY LOW INCOME	16800	19200	21600	24000	25950	27850	29800	31700
	LOW INCOME	26900	30700	34550	38400	41450	44550	47600	50700
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
West Carroll Parish, LA									
	VERY LOW INCOME	16800	19200	21600	24000	25950	27850	29800	31700
	LOW INCOME	26900	30700	34550	38400	41450	44550	47600	50700
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Winn Parish, LA									
	VERY LOW INCOME	16800	19200	21600	24000	25950	27850	29800	31700
	LOW INCOME	26900	30700	34550	38400	41450	44550	47600	50700
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MAINE

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	ADJUSTED INCOME LIMITS							
Bangor, ME MSA								
Bangor, ME HUD Metro FMR Area								
VERY LOW INCOME	23100	26400	29700	32950	35600	38250	40900	43500
LOW INCOME	36900	42150	47450	52700	56900	61150	65350	69550
MOD.INC-GUAR.LOAN	75750	75750	75750	75750	100000	100000	100000	100000
Penobscot County, ME (part) HUD Metro FMR Area								
VERY LOW INCOME	19250	22000	24750	27450	29650	31850	34050	36250
LOW INCOME	30750	35100	39500	43900	47400	50900	54450	57950
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Lewiston-Auburn, ME MSA								
VERY LOW INCOME	20200	23050	25950	28800	31150	33450	35750	38050
LOW INCOME	32250	36900	41500	46100	49800	53500	57150	60850
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Portland-South Portland-Biddeford, ME MSA								
Cumberland County, ME (part) HUD Metro FMR Area								
VERY LOW INCOME	24350	27800	31300	34750	37550	40350	43100	45900
LOW INCOME	38900	44500	50050	55600	60050	64500	68950	73400
MOD.INC-GUAR.LOAN	79950	79950	79950	79950	105550	105550	105550	105550
Portland, ME HUD Metro FMR Area								
VERY LOW INCOME	27100	30950	34800	38650	41750	44850	47950	51050
LOW INCOME	43300	49500	55650	61850	66800	71750	76700	81650
MOD.INC-GUAR.LOAN	88900	88900	88900	88900	117350	117350	117350	117350
Sagadahoc County, ME HUD Metro FMR Area								
VERY LOW INCOME	25000	28550	32100	35650	38550	41400	44250	47100
LOW INCOME	39950	45650	51350	57050	61600	66200	70750	75300
MOD.INC-GUAR.LOAN	82000	82000	82000	82000	108250	108250	108250	108250
York County, ME (part) HUD Metro FMR Area								
VERY LOW INCOME	24050	27450	30900	34300	37050	39800	42550	45300
LOW INCOME	38450	43900	49400	54900	59300	63700	68100	72450
MOD.INC-GUAR.LOAN	78900	78900	78900	78900	104150	104150	104150	104150
York-Kittery-South Berwick, ME HUD Metro FMR Area								
VERY LOW INCOME	28350	32400	36450	40500	43750	47000	50250	53500
LOW INCOME	44750	51100	57500	63900	69000	74100	79250	84350
MOD.INC-GUAR.LOAN	91850	91850	91850	91850	121250	121250	121250	121250

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MAINE

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
Aroostook County, ME									
	VERY LOW INCOME	19250	22000	24750	27450	29650	31850	34050	36250
	LOW INCOME	30750	35100	39500	43900	47400	50900	54450	57950
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Franklin County, ME									
	VERY LOW INCOME	19250	22000	24750	27450	29650	31850	34050	36250
	LOW INCOME	30750	35100	39500	43900	47400	50900	54450	57950
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Hancock County, ME									
	VERY LOW INCOME	22400	25600	28800	31950	34550	37100	39650	42200
	LOW INCOME	35750	40900	46000	51100	55200	59300	63350	67450
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Kennebec County, ME									
	VERY LOW INCOME	21400	24450	27500	30550	33000	35450	37900	40350
	LOW INCOME	34250	39100	44000	48900	52800	56700	60650	64550
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Knox County, ME									
	VERY LOW INCOME	21150	24150	27150	30150	32600	35000	37400	39800
	LOW INCOME	33800	38600	43450	48250	52100	55950	59850	63700
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Lincoln County, ME									
	VERY LOW INCOME	22150	25300	28450	31600	34150	36700	39200	41750
	LOW INCOME	35400	40450	45500	50550	54600	58650	62700	66750
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Oxford County, ME									
	VERY LOW INCOME	19250	22000	24750	27450	29650	31850	34050	36250
	LOW INCOME	30750	35100	39500	43900	47400	50900	54450	57950
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Piscataquis County, ME									
	VERY LOW INCOME	19250	22000	24750	27450	29650	31850	34050	36250
	LOW INCOME	30750	35100	39500	43900	47400	50900	54450	57950
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Somerset County, ME									
	VERY LOW INCOME	19250	22000	24750	27450	29650	31850	34050	36250
	LOW INCOME	30750	35100	39500	43900	47400	50900	54450	57950
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT
02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MAINE

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
Waldo County, ME									
Waldo County, ME									
	VERY LOW INCOME	19250	22000	24750	27450	29650	31850	34050	36250
	LOW INCOME	30750	35100	39500	43900	47400	50900	54450	57950
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Winterport Town, ME SEA									
	VERY LOW INCOME	19250	22000	24750	27450	29650	31850	34050	36250
	LOW INCOME	30750	35100	39500	43900	47400	50900	54450	57950
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Washington County, ME									
	VERY LOW INCOME	19250	22000	24750	27450	29650	31850	34050	36250
	LOW INCOME	30750	35100	39500	43900	47400	50900	54450	57950
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MARYLAND

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	---------- AJUSTED INCOME LIMITS ----------							
Baltimore-Towson, MD HUD Metro FMR Area								
VERY LOW INCOME	30000	34250	38550	42800	46250	49650	53100	56500
LOW INCOME	45500	52000	58500	65000	70200	75400	80600	85800
MOD.INC-GUAR.LOAN	96150	96150	96150	96150	126900	126900	126900	126900
Cumberland, MD-WV MSA								
VERY LOW INCOME	26700	30500	34300	38100	41150	44200	47250	50300
LOW INCOME	42650	48750	54850	60950	65850	70700	75600	80450
MOD.INC-GUAR.LOAN	96150	96150	96150	96150	126900	126900	126900	126900
Hagerstown-Martinsburg, MD-WV MSA								
Hagerstown, MD HUD Metro FMR Area								
VERY LOW INCOME	26700	30500	34300	38100	41150	44200	47250	50300
LOW INCOME	42650	48750	54850	60950	65850	70700	75600	80450
MOD.INC-GUAR.LOAN	96150	96150	96150	96150	126900	126900	126900	126900
Philadelphia-Camden-Wilmington, PA-NJ-DE-MD MSA								
VERY LOW INCOME	28550	32600	36700	40750	44050	47300	50550	53800
LOW INCOME	45500	52000	58500	65000	70200	75400	80600	85800
MOD.INC-GUAR.LOAN	93450	93450	93450	93450	123350	123350	123350	123350
Salisbury, MD MSA								
Salisbury, MD HUD Metro FMR Area								
VERY LOW INCOME	26700	30500	34300	38100	41150	44200	47250	50300
LOW INCOME	42650	48750	54850	60950	65850	70700	75600	80450
MOD.INC-GUAR.LOAN	96150	96150	96150	96150	126900	126900	126900	126900
Somerset County, MD HUD Metro FMR Area								
VERY LOW INCOME	26700	30500	34300	38100	41150	44200	47250	50300
LOW INCOME	42650	48750	54850	60950	65850	70700	75600	80450
MOD.INC-GUAR.LOAN	96150	96150	96150	96150	126900	126900	126900	126900
Washington-Arlington-Alexandria, DC-VA-MD-WV MSA								
Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area								
VERY LOW INCOME	37650	43000	48400	53750	58050	62350	66650	70950
LOW INCOME	49200	56200	63250	70250	75850	81500	87100	92750
MOD.INC-GUAR.LOAN	101000	101000	101000	101000	133300	133300	133300	133300
Caroline County, MD								
VERY LOW INCOME	26700	30500	34300	38100	41150	44200	47250	50300
LOW INCOME	42650	48750	54850	60950	65850	70700	75600	80450
MOD.INC-GUAR.LOAN	96150	96150	96150	96150	126900	126900	126900	126900

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MARYLAND

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
Dorchester County, MD									
	VERY LOW INCOME	26700	30500	34300	38100	41150	44200	47250	50300
	LOW INCOME	42650	48750	54850	60950	65850	70700	75600	80450
	MOD.INC-GUAR.LOAN	96150	96150	96150	96150	126900	126900	126900	126900
Garrett County, MD									
	VERY LOW INCOME	26700	30500	34300	38100	41150	44200	47250	50300
	LOW INCOME	42650	48750	54850	60950	65850	70700	75600	80450
	MOD.INC-GUAR.LOAN	96150	96150	96150	96150	126900	126900	126900	126900
Kent County, MD									
	VERY LOW INCOME	26700	30500	34300	38100	41150	44200	47250	50300
	LOW INCOME	42650	48750	54850	60950	65850	70700	75600	80450
	MOD.INC-GUAR.LOAN	96150	96150	96150	96150	126900	126900	126900	126900
St. Mary's County, MD									
	VERY LOW INCOME	33300	38050	42800	47550	51400	55200	59000	62800
	LOW INCOME	45500	52000	58500	65000	70200	75400	80600	85800
	MOD.INC-GUAR.LOAN	96150	96150	96150	96150	126900	126900	126900	126900
Talbot County, MD									
	VERY LOW INCOME	28300	32350	36400	40400	43650	46900	50100	53350
	LOW INCOME	45100	51500	57950	64400	69550	74700	79850	85000
	MOD.INC-GUAR.LOAN	96150	96150	96150	96150	126900	126900	126900	126900
Worcester County, MD									
	VERY LOW INCOME	26700	30500	34300	38100	41150	44200	47250	50300
	LOW INCOME	42650	48750	54850	60950	65850	70700	75600	80450
	MOD.INC-GUAR.LOAN	96150	96150	96150	96150	126900	126900	126900	126900

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MASSACHUSETTS

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		----------	----------	----------	----------	----------	----------	----------	----------
		A J U S T E D I N C O M E L I M I T S							
Barnstable Town, MA MSA									
	VERY LOW INCOME	30200	34500	38800	43100	46550	50000	53450	56900
	LOW INCOME	45500	52000	58500	65000	70200	75400	80600	85800
	MOD.INC-GUAR.LOAN	100900	100900	100900	100900	133200	133200	133200	133200
Boston-Cambridge-Quincy, MA-NH MSA									
Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area									
	VERY LOW INCOME	34250	39150	44050	48900	52850	56750	60650	64550
	LOW INCOME	47450	54200	61000	67750	73150	78600	84000	89450
	MOD.INC-GUAR.LOAN	100900	100900	100900	100900	133200	133200	133200	133200
Brockton, MA HUD Metro FMR Area									
	VERY LOW INCOME	30750	35150	39550	43900	47450	50950	54450	57950
	LOW INCOME	45500	52000	58500	65000	70200	75400	80600	85800
	MOD.INC-GUAR.LOAN	100900	100900	100900	100900	133200	133200	133200	133200
Lawrence, MA-NH HUD Metro FMR Area									
	VERY LOW INCOME	31350	35800	40300	44750	48350	51950	55500	59100
	LOW INCOME	45500	52000	58500	65000	70200	75400	80600	85800
	MOD.INC-GUAR.LOAN	100900	100900	100900	100900	133200	133200	133200	133200
Lowell, MA HUD Metro FMR Area									
	VERY LOW INCOME	32550	37200	41850	46450	50200	53900	57600	61350
	LOW INCOME	45500	52000	58500	65000	70200	75400	80600	85800
	MOD.INC-GUAR.LOAN	100900	100900	100900	100900	133200	133200	133200	133200
Pittsfield, MA MSA									
Berkshire County, MA (part) HUD Metro FMR Area									
	VERY LOW INCOME	30200	34500	38800	43100	46550	50000	53450	56900
	LOW INCOME	45500	52000	58500	65000	70200	75400	80600	85800
	MOD.INC-GUAR.LOAN	100900	100900	100900	100900	133200	133200	133200	133200
Pittsfield, MA HUD Metro FMR Area									
	VERY LOW INCOME	30200	34500	38800	43100	46550	50000	53450	56900
	LOW INCOME	45500	52000	58500	65000	70200	75400	80600	85800
	MOD.INC-GUAR.LOAN	100900	100900	100900	100900	133200	133200	133200	133200
Providence-New Bedford-Fall River, RI-MA MSA									
Easton-Raynham, MA HUD Metro FMR Area									
	VERY LOW INCOME	36400	41600	46800	52000	56200	60350	64500	68650
	LOW INCOME	45500	52000	58500	65000	70200	75400	80600	85800
	MOD.INC-GUAR.LOAN	93450	93450	93450	93450	123350	123350	123350	123350

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MASSACHUSETTS

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	ADJUSTED INCOME LIMITS							
New Bedford, MA HUD Metro FMR Area								
VERY LOW INCOME	25600	29250	32900	36600	39500	42450	45350	48300
LOW INCOME	41000	46850	52700	58550	63250	67900	72600	77300
MOD.INC-GUAR.LOAN	84150	84150	84150	84150	111100	111100	111100	111100
Providence-Fall River, RI-MA HUD Metro FMR Area								
VERY LOW INCOME	26500	30250	34050	37800	40850	43850	46900	49900
LOW INCOME	42350	48400	54450	60500	65350	70200	75000	79850
MOD.INC-GUAR.LOAN	86950	86950	86950	86950	114750	114750	114750	114750
Taunton-Mansfield-Norton, MA HUD Metro FMR Area								
VERY LOW INCOME	31050	35450	39900	44300	47850	51400	54950	58500
LOW INCOME	46300	52950	59550	66150	71450	76750	82050	87350
MOD.INC-GUAR.LOAN	95100	95100	95100	95100	125550	125550	125550	125550
Springfield, MA MSA								
Franklin County, MA (part) HUD Metro FMR Area								
VERY LOW INCOME	30200	34500	38800	43100	46550	50000	53450	56900
LOW INCOME	45500	52000	58500	65000	70200	75400	80600	85800
MOD.INC-GUAR.LOAN	100900	100900	100900	100900	133200	133200	133200	133200
Springfield, MA HUD Metro FMR Area								
VERY LOW INCOME	30200	34500	38800	43100	46550	50000	53450	56900
LOW INCOME	45500	52000	58500	65000	70200	75400	80600	85800
MOD.INC-GUAR.LOAN	100900	100900	100900	100900	133200	133200	133200	133200
Worcester, MA MSA								
Eastern Worcester County, MA HUD Metro FMR Area								
VERY LOW INCOME	36400	41600	46800	52000	56200	60350	64500	68650
LOW INCOME	46300	52950	59550	66150	71450	76750	82050	87350
MOD.INC-GUAR.LOAN	100900	100900	100900	100900	133200	133200	133200	133200
Fitchburg-Leominster, MA HUD Metro FMR Area								
VERY LOW INCOME	30200	34500	38800	43100	46550	50000	53450	56900
LOW INCOME	45500	52000	58500	65000	70200	75400	80600	85800
MOD.INC-GUAR.LOAN	100900	100900	100900	100900	133200	133200	133200	133200
Western Worcester County, MA HUD Metro FMR Area								
VERY LOW INCOME	30200	34500	38800	43100	46550	50000	53450	56900
LOW INCOME	45500	52000	58500	65000	70200	75400	80600	85800
MOD.INC-GUAR.LOAN	100900	100900	100900	100900	133200	133200	133200	133200

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MASSACHUSETTS

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
Worcester, MA HUD Metro FMR Area									
	VERY LOW INCOME	30800	35200	39600	43950	47500	51000	54500	58050
	LOW INCOME	45500	52000	58500	65000	70200	75400	80600	85800
	MOD.INC-GUAR.LOAN	100900	100900	100900	100900	133200	133200	133200	133200
Dukes County, MA									
	VERY LOW INCOME	31350	35800	40300	44750	48350	51950	55500	59100
	LOW INCOME	47200	53950	60700	67450	72850	78250	83650	89050
	MOD.INC-GUAR.LOAN	100900	100900	100900	100900	133200	133200	133200	133200
Nantucket County, MA									
	VERY LOW INCOME	38300	43800	49250	54700	59100	63500	67850	72250
	LOW INCOME	61250	70000	78750	87500	94500	101500	108500	115500
	MOD.INC-GUAR.LOAN	125800	125800	125800	125800	166050	166050	166050	166050

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MICHIGAN

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	ADJUSTED INCOME LIMITS							
Ann Arbor, MI MSA								
VERY LOW INCOME	30600	35000	39350	43700	47200	50700	54200	57700
LOW INCOME	45500	52000	58500	65000	70200	75400	80600	85800
MOD.INC-GUAR.LOAN	93450	93450	93450	93450	123350	123350	123350	123350
Battle Creek, MI MSA								
VERY LOW INCOME	20350	23250	26150	29100	31400	33750	36050	38400
LOW INCOME	32600	37250	41900	46550	50300	54000	57750	61450
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Bay City, MI MSA								
VERY LOW INCOME	20500	23400	26350	29250	31600	33950	36300	38650
LOW INCOME	32750	37450	42100	46800	50550	54300	58050	61800
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Detroit-Warren-Livonia, MI MSA								
Detroit-Warren-Livonia, MI HUD Metro FMR Area								
VERY LOW INCOME	24850	28400	31950	35500	38350	41200	44000	46850
LOW INCOME	39750	45450	51100	56800	61350	65900	70450	75000
MOD.INC-GUAR.LOAN	81650	81650	81650	81650	107800	107800	107800	107800
Livingston County, MI HUD Metro FMR Area								
VERY LOW INCOME	31450	35950	40450	44950	48550	52150	55750	59350
LOW INCOME	45500	52000	58500	65000	70200	75400	80600	85800
MOD.INC-GUAR.LOAN	93450	93450	93450	93450	123350	123350	123350	123350
Flint, MI MSA								
VERY LOW INCOME	20500	23400	26350	29250	31600	33950	36250	38600
LOW INCOME	32750	37450	42100	46800	50550	54300	58050	61800
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Grand Rapids-Wyoming, MI MSA								
Barry County, MI HUD Metro FMR Area								
VERY LOW INCOME	23100	26400	29700	33000	35650	38300	40950	43600
LOW INCOME	36950	42250	47500	52800	57000	61250	65450	69700
MOD.INC-GUAR.LOAN	75900	75900	75900	75900	100200	100200	100200	100200
Grand Rapids-Wyoming, MI HUD Metro FMR Area								
VERY LOW INCOME	22100	25250	28400	31550	34050	36600	39100	41650
LOW INCOME	35350	40400	45450	50500	54550	58600	62600	66650
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MICHIGAN

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	ADJUSTED INCOME LIMITS							
Ionia County, MI HUD Metro FMR Area								
VERY LOW INCOME	20700	23650	26600	29550	31950	34300	36650	39050
LOW INCOME	33100	37850	42550	47300	51100	54850	58650	62450
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Newaygo County, MI HUD Metro FMR Area								
VERY LOW INCOME	18600	21250	23900	26550	28700	30800	32950	35050
LOW INCOME	29750	34000	38250	42500	45900	49300	52700	56100
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Holland-Grand Haven, MI MSA								
VERY LOW INCOME	24900	28450	32000	35550	38400	41250	44100	46950
LOW INCOME	39850	45500	51200	56900	61450	66000	70550	75100
MOD.INC-GUAR.LOAN	81800	81800	81800	81800	108000	108000	108000	108000
Jackson, MI MSA								
VERY LOW INCOME	21600	24650	27750	30800	33300	35750	38200	40700
LOW INCOME	34500	39450	44350	49300	53250	57200	61150	65100
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Kalamazoo-Portage, MI MSA								
VERY LOW INCOME	22150	25300	28450	31600	34150	36700	39200	41750
LOW INCOME	35400	40450	45500	50550	54600	58650	62700	66750
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Lansing-East Lansing, MI MSA								
VERY LOW INCOME	24050	27500	30950	34350	37100	39850	42600	45350
LOW INCOME	38450	43950	49450	54950	59350	63750	68150	72550
MOD.INC-GUAR.LOAN	79000	79000	79000	79000	104300	104300	104300	104300
Monroe, MI MSA								
VERY LOW INCOME	24600	28100	31650	35150	37950	40750	43600	46400
LOW INCOME	39400	45000	50650	56250	60750	65250	69750	74250
MOD.INC-GUAR.LOAN	80850	80850	80850	80850	106700	106700	106700	106700
Muskegon-Norton Shores, MI MSA								
VERY LOW INCOME	21700	24800	27900	31050	33500	36000	38450	40950
LOW INCOME	34800	39750	44750	49700	53700	57650	61650	65600
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Niles-Benton Harbor, MI MSA								
VERY LOW INCOME	20400	23300	26200	29100	31450	33800	36100	38450
LOW INCOME	32600	37250	41900	46550	50250	54000	57700	61450
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MICHIGAN

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Saginaw-Saginaw Township North, MI MSA									
	VERY LOW INCOME	19500	22300	25100	27900	30100	32350	34550	36800
	LOW INCOME	31250	35700	40200	44650	48200	51800	55350	58950
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
South Bend-Mishawaka, IN-MI MSA									
Cass County, MI HUD Metro FMR Area									
	VERY LOW INCOME	20450	23350	26250	29150	31500	33850	36150	38500
	LOW INCOME	32650	37300	42000	46650	50400	54100	57850	61600
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Alcona County, MI									
	VERY LOW INCOME	18500	21150	23800	26400	28550	30650	32750	34850
	LOW INCOME	29600	33800	38050	42250	45650	49000	52400	55750
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Alger County, MI									
	VERY LOW INCOME	19650	22450	25250	28050	30300	32550	34800	37050
	LOW INCOME	31450	35900	40400	44900	48500	52100	55700	59250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Allegan County, MI									
	VERY LOW INCOME	21850	24950	28050	31150	33650	36150	38650	41150
	LOW INCOME	34900	39900	44850	49850	53850	57850	61800	65800
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Alpena County, MI									
	VERY LOW INCOME	18500	21150	23800	26400	28550	30650	32750	34850
	LOW INCOME	29600	33800	38050	42250	45650	49000	52400	55750
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Antrim County, MI									
	VERY LOW INCOME	19050	21800	24500	27200	29400	31600	33750	35950
	LOW INCOME	30450	34800	39150	43500	47000	50450	53950	57400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Arenac County, MI									
	VERY LOW INCOME	18500	21150	23800	26400	28550	30650	32750	34850
	LOW INCOME	29600	33800	38050	42250	45650	49000	52400	55750
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Baraga County, MI									
	VERY LOW INCOME	18800	21500	24200	26850	29000	31150	33300	35450
	LOW INCOME	30050	34350	38650	42950	46400	49800	53250	56700
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT
02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MICHIGAN

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
Benzie County, MI									
	VERY LOW INCOME	19950	22800	25650	28500	30800	33100	35350	37650
	LOW INCOME	31900	36500	41050	45600	49250	52900	56550	60200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Branch County, MI									
	VERY LOW INCOME	19550	22350	25150	27900	30150	32400	34600	36850
	LOW INCOME	31250	35700	40200	44650	48200	51800	55350	58950
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Charlevoix County, MI									
	VERY LOW INCOME	21250	24300	27350	30350	32800	35250	37650	40100
	LOW INCOME	34000	38850	43700	48550	52450	56300	60200	64100
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Cheboygan County, MI									
	VERY LOW INCOME	18500	21150	23800	26400	28550	30650	32750	34850
	LOW INCOME	29600	33800	38050	42250	45650	49000	52400	55750
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Chippewa County, MI									
	VERY LOW INCOME	20150	23000	25900	28750	31050	33350	35650	37950
	LOW INCOME	32200	36800	41400	46000	49700	53350	57050	60700
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Clare County, MI									
	VERY LOW INCOME	18500	21150	23800	26400	28550	30650	32750	34850
	LOW INCOME	29600	33800	38050	42250	45650	49000	52400	55750
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Crawford County, MI									
	VERY LOW INCOME	18500	21150	23800	26400	28550	30650	32750	34850
	LOW INCOME	29600	33800	38050	42250	45650	49000	52400	55750
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Delta County, MI									
	VERY LOW INCOME	19200	21950	24700	27400	29600	31800	34000	36200
	LOW INCOME	30700	35100	39450	43850	47350	50850	54350	57900
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Dickinson County, MI									
	VERY LOW INCOME	20150	23000	25900	28750	31050	33350	35650	37950
	LOW INCOME	32200	36800	41400	46000	49700	53350	57050	60700
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MICHIGAN

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
Emmet County, MI									
	VERY LOW INCOME	22950	26200	29500	32750	35400	38000	40650	43250
	LOW INCOME	36700	41900	47150	52400	56600	60800	65000	69150
	MOD.INC-GUAR.LOAN	75350	75350	75350	75350	99450	99450	99450	99450
Gladwin County, MI									
	VERY LOW INCOME	18500	21150	23800	26400	28550	30650	32750	34850
	LOW INCOME	29600	33800	38050	42250	45650	49000	52400	55750
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Gogebic County, MI									
	VERY LOW INCOME	18500	21150	23800	26400	28550	30650	32750	34850
	LOW INCOME	29600	33800	38050	42250	45650	49000	52400	55750
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Grand Traverse County, MI									
	VERY LOW INCOME	23100	26400	29700	32950	35600	38250	40900	43500
	LOW INCOME	36900	42150	47450	52700	56900	61150	65350	69550
	MOD.INC-GUAR.LOAN	75750	75750	75750	75750	100000	100000	100000	100000
Gratiot County, MI									
	VERY LOW INCOME	18800	21450	24150	26800	28950	31100	33250	35400
	LOW INCOME	30050	34300	38600	42900	46350	49750	53200	56650
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Hillsdale County, MI									
	VERY LOW INCOME	19000	21700	24400	27100	29300	31450	33650	35800
	LOW INCOME	30350	34700	39000	43350	46800	50300	53750	57200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Houghton County, MI									
	VERY LOW INCOME	18500	21150	23800	26400	28550	30650	32750	34850
	LOW INCOME	29600	33800	38050	42250	45650	49000	52400	55750
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Huron County, MI									
	VERY LOW INCOME	18500	21150	23800	26400	28550	30650	32750	34850
	LOW INCOME	29600	33800	38050	42250	45650	49000	52400	55750
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Iosco County, MI									
	VERY LOW INCOME	18500	21150	23800	26400	28550	30650	32750	34850
	LOW INCOME	29600	33800	38050	42250	45650	49000	52400	55750
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MICHIGAN

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- AJUSTED INCOME LIMITS ----------							
Iron County, MI									
	VERY LOW INCOME	18500	21150	23800	26400	28550	30650	32750	34850
	LOW INCOME	29600	33800	38050	42250	45650	49000	52400	55750
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Isabella County, MI									
	VERY LOW INCOME	20650	23600	26550	29500	31900	34250	36600	38950
	LOW INCOME	33050	37750	42500	47200	51000	54750	58550	62300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Kalkaska County, MI									
	VERY LOW INCOME	18500	21150	23800	26400	28550	30650	32750	34850
	LOW INCOME	29600	33800	38050	42250	45650	49000	52400	55750
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Keweenaw County, MI									
	VERY LOW INCOME	18500	21150	23800	26400	28550	30650	32750	34850
	LOW INCOME	29600	33800	38050	42250	45650	49000	52400	55750
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Lake County, MI									
	VERY LOW INCOME	18500	21150	23800	26400	28550	30650	32750	34850
	LOW INCOME	29600	33800	38050	42250	45650	49000	52400	55750
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Leelanau County, MI									
	VERY LOW INCOME	24300	27800	31250	34700	37500	40300	43050	45850
	LOW INCOME	38850	44400	49950	55500	59950	64400	68800	73250
	MOD.INC-GUAR.LOAN	79800	79800	79800	79800	105350	105350	105350	105350
Lenawee County, MI									
	VERY LOW INCOME	27300	31200	35100	39050	42150	45250	48400	51500
	LOW INCOME	43750	50000	56250	62500	67500	72500	77500	82500
	MOD.INC-GUAR.LOAN	89850	89850	89850	89850	118600	118600	118600	118600
Luce County, MI									
	VERY LOW INCOME	18500	21150	23800	26400	28550	30650	32750	34850
	LOW INCOME	29600	33800	38050	42250	45650	49000	52400	55750
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Mackinac County, MI									
	VERY LOW INCOME	19150	21850	24600	27300	29500	31700	33900	36050
	LOW INCOME	30600	34950	39350	43700	47200	50700	54200	57700
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MICHIGAN

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		----------	----------	----------	----------	----------	----------	----------	----------
		A J U S T E D I N C O M E L I M I T S							
Manistee County, MI									
	VERY LOW INCOME	18650	21300	23950	26600	28750	30900	33000	35150
	LOW INCOME	29800	34050	38300	42550	45950	49350	52750	56150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Marquette County, MI									
	VERY LOW INCOME	23000	26300	29600	32850	35500	38150	40750	43400
	LOW INCOME	36800	42050	47300	52550	56750	60950	65150	69350
	MOD.INC-GUAR.LOAN	75550	75550	75550	75550	99750	99750	99750	99750
Mason County, MI									
	VERY LOW INCOME	18500	21150	23800	26400	28550	30650	32750	34850
	LOW INCOME	29600	33800	38050	42250	45650	49000	52400	55750
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Mecosta County, MI									
	VERY LOW INCOME	18500	21150	23800	26400	28550	30650	32750	34850
	LOW INCOME	29600	33800	38050	42250	45650	49000	52400	55750
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Menominee County, MI									
	VERY LOW INCOME	18800	21450	24150	26800	28950	31100	33250	35400
	LOW INCOME	30050	34300	38600	42900	46350	49750	53200	56650
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Midland County, MI									
	VERY LOW INCOME	23300	26600	29950	33250	35950	38600	41250	43900
	LOW INCOME	37250	42550	47900	53200	57450	61700	65950	70200
	MOD.INC-GUAR.LOAN	76500	76500	76500	76500	101000	101000	101000	101000
Missaukee County, MI									
	VERY LOW INCOME	18500	21150	23800	26400	28550	30650	32750	34850
	LOW INCOME	29600	33800	38050	42250	45650	49000	52400	55750
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Montcalm County, MI									
	VERY LOW INCOME	18500	21150	23800	26400	28550	30650	32750	34850
	LOW INCOME	29600	33800	38050	42250	45650	49000	52400	55750
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Montmorency County, MI									
	VERY LOW INCOME	18500	21150	23800	26400	28550	30650	32750	34850
	LOW INCOME	29600	33800	38050	42250	45650	49000	52400	55750
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MICHIGAN

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
Oceana County, MI									
	VERY LOW INCOME	18500	21150	23800	26400	28550	30650	32750	34850
	LOW INCOME	29600	33800	38050	42250	45650	49000	52400	55750
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Ogemaw County, MI									
	VERY LOW INCOME	18500	21150	23800	26400	28550	30650	32750	34850
	LOW INCOME	29600	33800	38050	42250	45650	49000	52400	55750
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Ontonagon County, MI									
	VERY LOW INCOME	18500	21150	23800	26400	28550	30650	32750	34850
	LOW INCOME	29600	33800	38050	42250	45650	49000	52400	55750
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Osceola County, MI									
	VERY LOW INCOME	18500	21150	23800	26400	28550	30650	32750	34850
	LOW INCOME	29600	33800	38050	42250	45650	49000	52400	55750
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Oscoda County, MI									
	VERY LOW INCOME	18500	21150	23800	26400	28550	30650	32750	34850
	LOW INCOME	29600	33800	38050	42250	45650	49000	52400	55750
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Otsego County, MI									
	VERY LOW INCOME	20150	23000	25900	28750	31050	33350	35650	37950
	LOW INCOME	32200	36800	41400	46000	49700	53350	57050	60700
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Presque Isle County, MI									
	VERY LOW INCOME	18500	21150	23800	26400	28550	30650	32750	34850
	LOW INCOME	29600	33800	38050	42250	45650	49000	52400	55750
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Roscommon County, MI									
	VERY LOW INCOME	18500	21150	23800	26400	28550	30650	32750	34850
	LOW INCOME	29600	33800	38050	42250	45650	49000	52400	55750
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Sanilac County, MI									
	VERY LOW INCOME	18500	21150	23800	26400	28550	30650	32750	34850
	LOW INCOME	29600	33800	38050	42250	45650	49000	52400	55750
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MICHIGAN

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Schoolcraft County, MI									
	VERY LOW INCOME	18500	21150	23800	26400	28550	30650	32750	34850
	LOW INCOME	29600	33800	38050	42250	45650	49000	52400	55750
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Shiawassee County, MI									
	VERY LOW INCOME	20400	23300	26200	29100	31450	33800	36100	38450
	LOW INCOME	32600	37250	41900	46550	50250	54000	57700	61450
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
St. Joseph County, MI									
	VERY LOW INCOME	19600	22400	25200	27950	30200	32450	34700	36900
	LOW INCOME	31300	35750	40250	44700	48300	51850	55450	59000
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Tuscola County, MI									
	VERY LOW INCOME	19200	21900	24650	27400	29600	31800	34000	36150
	LOW INCOME	30700	35100	39450	43850	47350	50850	54350	57900
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Wexford County, MI									
	VERY LOW INCOME	18500	21150	23800	26400	28550	30650	32750	34850
	LOW INCOME	29600	33800	38050	42250	45650	49000	52400	55750
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MINNESOTA

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	ADJUSTED INCOME LIMITS							
Duluth, MN-WI MSA								
VERY LOW INCOME	22550	25750	28950	32150	34750	37300	39900	42450
LOW INCOME	36000	41150	46300	51450	55550	59700	63800	67900
MOD.INC-GUAR.LOAN	78050	78050	78050	78050	103050	103050	103050	103050
Fargo, ND-MN MSA								
VERY LOW INCOME	25850	29550	33250	36900	39900	42850	45800	48750
LOW INCOME	41350	47250	53150	59050	63750	68500	73200	77950
MOD.INC-GUAR.LOAN	84900	84900	84900	84900	112050	112050	112050	112050
Grand Forks, ND-MN MSA								
VERY LOW INCOME	24450	27950	31450	34900	37700	40500	43300	46100
LOW INCOME	39100	44700	50250	55850	60300	64800	69250	73700
MOD.INC-GUAR.LOAN	80300	80300	80300	80300	106000	106000	106000	106000
La Crosse, WI-MN MSA								
VERY LOW INCOME	24250	27700	31150	34600	37400	40150	42950	45700
LOW INCOME	38750	44300	49800	55350	59800	64200	68650	73050
MOD.INC-GUAR.LOAN	79550	79550	79550	79550	105000	105000	105000	105000
Mankato-North Mankato, MN MSA								
Mankato-North Mankato, MN MSA								
VERY LOW INCOME	24400	27850	31350	34800	37600	40400	43200	45950
LOW INCOME	39000	44550	50150	55700	60150	64600	69050	73500
MOD.INC-GUAR.LOAN	80050	80050	80050	80050	105650	105650	105650	105650
Nicollet County, MN SEA								
VERY LOW INCOME	24950	28500	32100	35650	38500	41350	44200	47050
LOW INCOME	39950	45650	51350	57050	61600	66200	70750	75300
MOD.INC-GUAR.LOAN	82000	82000	82000	82000	108250	108250	108250	108250
Minneapolis-St. Paul-Bloomington, MN-WI MSA								
VERY LOW INCOME	29400	33600	37800	42000	45400	48750	52100	55450
LOW INCOME	45500	52000	58500	65000	70200	75400	80600	85800
MOD.INC-GUAR.LOAN	93450	93450	93450	93450	123350	123350	123350	123350
Rochester, MN MSA								
Rochester, MN HUD Metro FMR Area								
VERY LOW INCOME	29600	33800	38050	42250	45650	49050	52400	55800
LOW INCOME	45500	52000	58500	65000	70200	75400	80600	85800
MOD.INC-GUAR.LOAN	93450	93450	93450	93450	123350	123350	123350	123350

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MINNESOTA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- AJUSTED INCOME LIMITS ----------							
Wabasha County, MN HUD	Metro FMR Area								
	VERY LOW INCOME	24150	27600	31050	34500	37300	40050	42800	45550
	LOW INCOME	38650	44150	49700	55200	59600	64050	68450	72850
	MOD.INC-GUAR.LOAN	79350	79350	79350	79350	104750	104750	104750	104750
St. Cloud, MN MSA									
	VERY LOW INCOME	24300	27750	31200	34650	37450	40200	43000	45750
	LOW INCOME	38800	44350	49900	55450	59900	64300	68750	73200
	MOD.INC-GUAR.LOAN	79700	79700	79700	79700	105200	105200	105200	105200
Aitkin County, MN									
	VERY LOW INCOME	21600	24700	27800	30850	33350	35800	38300	40750
	LOW INCOME	34550	39500	44400	49350	53300	57250	61200	65150
	MOD.INC-GUAR.LOAN	78050	78050	78050	78050	103050	103050	103050	103050
Becker County, MN									
	VERY LOW INCOME	21600	24700	27800	30850	33350	35800	38300	40750
	LOW INCOME	34550	39500	44400	49350	53300	57250	61200	65150
	MOD.INC-GUAR.LOAN	78050	78050	78050	78050	103050	103050	103050	103050
Beltrami County, MN									
	VERY LOW INCOME	21600	24700	27800	30850	33350	35800	38300	40750
	LOW INCOME	34550	39500	44400	49350	53300	57250	61200	65150
	MOD.INC-GUAR.LOAN	78050	78050	78050	78050	103050	103050	103050	103050
Big Stone County, MN									
	VERY LOW INCOME	21600	24700	27800	30850	33350	35800	38300	40750
	LOW INCOME	34550	39500	44400	49350	53300	57250	61200	65150
	MOD.INC-GUAR.LOAN	78050	78050	78050	78050	103050	103050	103050	103050
Brown County, MN									
	VERY LOW INCOME	22650	25900	29150	32350	34950	37550	40150	42750
	LOW INCOME	36250	41400	46600	51750	55900	60050	64150	68300
	MOD.INC-GUAR.LOAN	78050	78050	78050	78050	103050	103050	103050	103050
Cass County, MN									
	VERY LOW INCOME	21600	24700	27800	30850	33350	35800	38300	40750
	LOW INCOME	34550	39500	44400	49350	53300	57250	61200	65150
	MOD.INC-GUAR.LOAN	78050	78050	78050	78050	103050	103050	103050	103050
Chippewa County, MN									
	VERY LOW INCOME	21900	25000	28150	31250	33750	36250	38750	41250
	LOW INCOME	35000	40000	45000	50000	54000	58000	62000	66000
	MOD.INC-GUAR.LOAN	78050	78050	78050	78050	103050	103050	103050	103050

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MINNESOTA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Clearwater County, MN									
	VERY LOW INCOME	21600	24700	27800	30850	33350	35800	38300	40750
	LOW INCOME	34550	39500	44400	49350	53300	57250	61200	65150
	MOD.INC-GUAR.LOAN	78050	78050	78050	78050	103050	103050	103050	103050
Cook County, MN									
	VERY LOW INCOME	21600	24700	27800	30850	33350	35800	38300	40750
	LOW INCOME	34550	39500	44400	49350	53300	57250	61200	65150
	MOD.INC-GUAR.LOAN	78050	78050	78050	78050	103050	103050	103050	103050
Cottonwood County, MN									
	VERY LOW INCOME	21600	24700	27800	30850	33350	35800	38300	40750
	LOW INCOME	34550	39500	44400	49350	53300	57250	61200	65150
	MOD.INC-GUAR.LOAN	78050	78050	78050	78050	103050	103050	103050	103050
Crow Wing County, MN									
	VERY LOW INCOME	21600	24700	27800	30850	33350	35800	38300	40750
	LOW INCOME	34550	39500	44400	49350	53300	57250	61200	65150
	MOD.INC-GUAR.LOAN	78050	78050	78050	78050	103050	103050	103050	103050
Douglas County, MN									
	VERY LOW INCOME	22850	26100	29350	32600	35250	37850	40450	43050
	LOW INCOME	36500	41700	46950	52150	56300	60500	64650	68850
	MOD.INC-GUAR.LOAN	78050	78050	78050	78050	103050	103050	103050	103050
Faribault County, MN									
	VERY LOW INCOME	21600	24700	27800	30850	33350	35800	38300	40750
	LOW INCOME	34550	39500	44400	49350	53300	57250	61200	65150
	MOD.INC-GUAR.LOAN	78050	78050	78050	78050	103050	103050	103050	103050
Fillmore County, MN									
	VERY LOW INCOME	22700	25950	29200	32400	35000	37600	40200	42800
	LOW INCOME	36300	41500	46650	51850	56000	60150	64300	68450
	MOD.INC-GUAR.LOAN	78050	78050	78050	78050	103050	103050	103050	103050
Freeborn County, MN									
	VERY LOW INCOME	21600	24700	27800	30850	33350	35800	38300	40750
	LOW INCOME	34550	39500	44400	49350	53300	57250	61200	65150
	MOD.INC-GUAR.LOAN	78050	78050	78050	78050	103050	103050	103050	103050
Goodhue County, MN									
	VERY LOW INCOME	25500	29150	32800	36400	39350	42250	45150	48050
	LOW INCOME	40800	46600	52450	58250	62900	67550	72250	76900
	MOD.INC-GUAR.LOAN	83750	83750	83750	83750	110550	110550	110550	110550

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02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MINNESOTA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Grant County, MN									
	VERY LOW INCOME	21600	24700	27800	30850	33350	35800	38300	40750
	LOW INCOME	34550	39500	44400	49350	53300	57250	61200	65150
	MOD.INC-GUAR.LOAN	78050	78050	78050	78050	103050	103050	103050	103050
Hubbard County, MN									
	VERY LOW INCOME	21600	24700	27800	30850	33350	35800	38300	40750
	LOW INCOME	34550	39500	44400	49350	53300	57250	61200	65150
	MOD.INC-GUAR.LOAN	78050	78050	78050	78050	103050	103050	103050	103050
Itasca County, MN									
	VERY LOW INCOME	21600	24700	27800	30850	33350	35800	38300	40750
	LOW INCOME	34550	39500	44400	49350	53300	57250	61200	65150
	MOD.INC-GUAR.LOAN	78050	78050	78050	78050	103050	103050	103050	103050
Jackson County, MN									
	VERY LOW INCOME	22050	25200	28350	31500	34050	36550	39100	41600
	LOW INCOME	35300	40300	45350	50400	54450	58450	62500	66550
	MOD.INC-GUAR.LOAN	78050	78050	78050	78050	103050	103050	103050	103050
Kanabec County, MN									
	VERY LOW INCOME	21600	24700	27800	30850	33350	35800	38300	40750
	LOW INCOME	34550	39500	44400	49350	53300	57250	61200	65150
	MOD.INC-GUAR.LOAN	78050	78050	78050	78050	103050	103050	103050	103050
Kandiyohi County, MN									
	VERY LOW INCOME	22750	26000	29250	32500	35100	37700	40300	42900
	LOW INCOME	36400	41600	46800	52000	56150	60300	64500	68650
	MOD.INC-GUAR.LOAN	78050	78050	78050	78050	103050	103050	103050	103050
Kittson County, MN									
	VERY LOW INCOME	23700	27100	30500	33850	36600	39300	42000	44700
	LOW INCOME	37900	43300	48750	54150	58500	62800	67150	71500
	MOD.INC-GUAR.LOAN	78050	78050	78050	78050	103050	103050	103050	103050
Koochiching County, MN									
	VERY LOW INCOME	21750	24850	27950	31050	33550	36050	38550	41000
	LOW INCOME	34800	39750	44750	49700	53700	57650	61650	65600
	MOD.INC-GUAR.LOAN	78050	78050	78050	78050	103050	103050	103050	103050
Lac qui Parle County, MN									
	VERY LOW INCOME	21600	24700	27800	30850	33350	35800	38300	40750
	LOW INCOME	34550	39500	44400	49350	53300	57250	61200	65150
	MOD.INC-GUAR.LOAN	78050	78050	78050	78050	103050	103050	103050	103050

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MINNESOTA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Lake County, MN									
	VERY LOW INCOME	21600	24700	27800	30850	33350	35800	38300	40750
	LOW INCOME	34550	39500	44400	49350	53300	57250	61200	65150
	MOD.INC-GUAR.LOAN	78050	78050	78050	78050	103050	103050	103050	103050
Lake of the Woods County, MN									
	VERY LOW INCOME	21600	24700	27800	30850	33350	35800	38300	40750
	LOW INCOME	34550	39500	44400	49350	53300	57250	61200	65150
	MOD.INC-GUAR.LOAN	78050	78050	78050	78050	103050	103050	103050	103050
Le Sueur County, MN									
	VERY LOW INCOME	25400	29000	32650	36250	39150	42050	44950	47850
	LOW INCOME	40600	46400	52200	58000	62650	67300	71900	76550
	MOD.INC-GUAR.LOAN	83400	83400	83400	83400	110100	110100	110100	110100
Lincoln County, MN									
	VERY LOW INCOME	22250	25400	28600	31750	34300	36850	39400	41950
	LOW INCOME	35550	40650	45700	50800	54850	58950	63000	67050
	MOD.INC-GUAR.LOAN	78050	78050	78050	78050	103050	103050	103050	103050
Lyon County, MN									
	VERY LOW INCOME	24350	27800	31300	34750	37550	40350	43100	45900
	LOW INCOME	38900	44500	50050	55600	60050	64500	68950	73400
	MOD.INC-GUAR.LOAN	79950	79950	79950	79950	105550	105550	105550	105550
Mahnomen County, MN									
	VERY LOW INCOME	21600	24700	27800	30850	33350	35800	38300	40750
	LOW INCOME	34550	39500	44400	49350	53300	57250	61200	65150
	MOD.INC-GUAR.LOAN	78050	78050	78050	78050	103050	103050	103050	103050
Marshall County, MN									
	VERY LOW INCOME	22900	26150	29400	32650	35300	37900	40500	43100
	LOW INCOME	36600	41800	47050	52250	56450	60600	64800	68950
	MOD.INC-GUAR.LOAN	78050	78050	78050	78050	103050	103050	103050	103050
Martin County, MN									
	VERY LOW INCOME	21600	24700	27800	30850	33350	35800	38300	40750
	LOW INCOME	34550	39500	44400	49350	53300	57250	61200	65150
	MOD.INC-GUAR.LOAN	78050	78050	78050	78050	103050	103050	103050	103050
McLeod County, MN									
	VERY LOW INCOME	25800	29450	33150	36800	39750	42700	45650	48600
	LOW INCOME	41250	47100	53000	58900	63600	68300	73050	77750
	MOD.INC-GUAR.LOAN	84650	84650	84650	84650	111750	111750	111750	111750

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MINNESOTA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- AJUSTEDINCOME LIMITS ----------							
Meeker County, MN									
	VERY LOW INCOME	22350	25550	28750	31900	34500	37050	39600	42150
	LOW INCOME	35750	40850	45950	51050	55150	59200	63300	67400
	MOD.INC-GUAR.LOAN	78050	78050	78050	78050	103050	103050	103050	103050
Mille Lacs County, MN									
	VERY LOW INCOME	21600	24700	27800	30850	33350	35800	38300	40750
	LOW INCOME	34550	39500	44400	49350	53300	57250	61200	65150
	MOD.INC-GUAR.LOAN	78050	78050	78050	78050	103050	103050	103050	103050
Morrison County, MN									
	VERY LOW INCOME	21600	24700	27800	30850	33350	35800	38300	40750
	LOW INCOME	34550	39500	44400	49350	53300	57250	61200	65150
	MOD.INC-GUAR.LOAN	78050	78050	78050	78050	103050	103050	103050	103050
Mower County, MN									
	VERY LOW INCOME	21750	24850	27950	31050	33550	36050	38550	41000
	LOW INCOME	34800	39750	44750	49700	53700	57650	61650	65600
	MOD.INC-GUAR.LOAN	78050	78050	78050	78050	103050	103050	103050	103050
Murray County, MN									
	VERY LOW INCOME	21600	24700	27800	30850	33350	35800	38300	40750
	LOW INCOME	34550	39500	44400	49350	53300	57250	61200	65150
	MOD.INC-GUAR.LOAN	78050	78050	78050	78050	103050	103050	103050	103050
Nobles County, MN									
	VERY LOW INCOME	21600	24700	27800	30850	33350	35800	38300	40750
	LOW INCOME	34550	39500	44400	49350	53300	57250	61200	65150
	MOD.INC-GUAR.LOAN	78050	78050	78050	78050	103050	103050	103050	103050
Norman County, MN									
	VERY LOW INCOME	21600	24700	27800	30850	33350	35800	38300	40750
	LOW INCOME	34550	39500	44400	49350	53300	57250	61200	65150
	MOD.INC-GUAR.LOAN	78050	78050	78050	78050	103050	103050	103050	103050
Otter Tail County, MN									
	VERY LOW INCOME	21600	24700	27800	30850	33350	35800	38300	40750
	LOW INCOME	34550	39500	44400	49350	53300	57250	61200	65150
	MOD.INC-GUAR.LOAN	78050	78050	78050	78050	103050	103050	103050	103050
Pennington County, MN									
	VERY LOW INCOME	21600	24700	27800	30850	33350	35800	38300	40750
	LOW INCOME	34550	39500	44400	49350	53300	57250	61200	65150
	MOD.INC-GUAR.LOAN	78050	78050	78050	78050	103050	103050	103050	103050

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MINNESOTA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Pine County, MN									
	VERY LOW INCOME	21600	24700	27800	30850	33350	35800	38300	40750
	LOW INCOME	34550	39500	44400	49350	53300	57250	61200	65150
	MOD.INC-GUAR.LOAN	78050	78050	78050	78050	103050	103050	103050	103050
Pipestone County, MN									
	VERY LOW INCOME	21600	24700	27800	30850	33350	35800	38300	40750
	LOW INCOME	34550	39500	44400	49350	53300	57250	61200	65150
	MOD.INC-GUAR.LOAN	78050	78050	78050	78050	103050	103050	103050	103050
Pope County, MN									
	VERY LOW INCOME	22400	25600	28800	32000	34600	37150	39700	42250
	LOW INCOME	35850	40950	46100	51200	55300	59400	63500	67600
	MOD.INC-GUAR.LOAN	78050	78050	78050	78050	103050	103050	103050	103050
Red Lake County, MN									
	VERY LOW INCOME	21600	24700	27800	30850	33350	35800	38300	40750
	LOW INCOME	34550	39500	44400	49350	53300	57250	61200	65150
	MOD.INC-GUAR.LOAN	78050	78050	78050	78050	103050	103050	103050	103050
Redwood County, MN									
	VERY LOW INCOME	21600	24700	27800	30850	33350	35800	38300	40750
	LOW INCOME	34550	39500	44400	49350	53300	57250	61200	65150
	MOD.INC-GUAR.LOAN	78050	78050	78050	78050	103050	103050	103050	103050
Renville County, MN									
	VERY LOW INCOME	21600	24700	27800	30850	33350	35800	38300	40750
	LOW INCOME	34550	39500	44400	49350	53300	57250	61200	65150
	MOD.INC-GUAR.LOAN	78050	78050	78050	78050	103050	103050	103050	103050
Rice County, MN									
	VERY LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
	LOW INCOME	41550	47500	53400	59350	64100	68850	73600	78350
	MOD.INC-GUAR.LOAN	85300	85300	85300	85300	112600	112600	112600	112600
Rock County, MN									
	VERY LOW INCOME	21650	24750	27850	30900	33400	35850	38350	40800
	LOW INCOME	34600	39550	44500	49450	53400	57350	61300	65250
	MOD.INC-GUAR.LOAN	78050	78050	78050	78050	103050	103050	103050	103050
Roseau County, MN									
	VERY LOW INCOME	21600	24700	27800	30850	33350	35800	38300	40750
	LOW INCOME	34550	39500	44400	49350	53300	57250	61200	65150
	MOD.INC-GUAR.LOAN	78050	78050	78050	78050	103050	103050	103050	103050

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MINNESOTA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Sibley County, MN									
	VERY LOW INCOME	22700	25950	29200	32400	35000	37600	40200	42800
	LOW INCOME	36300	41500	46650	51850	56000	60150	64300	68450
	MOD.INC-GUAR.LOAN	78050	78050	78050	78050	103050	103050	103050	103050
Steele County, MN									
	VERY LOW INCOME	25850	29550	33250	36900	39900	42850	45800	48750
	LOW INCOME	41350	47250	53150	59050	63750	68500	73200	77950
	MOD.INC-GUAR.LOAN	84900	84900	84900	84900	112050	112050	112050	112050
Stevens County, MN									
	VERY LOW INCOME	24300	27800	31250	34700	37500	40300	43050	45850
	LOW INCOME	38850	44400	49950	55500	59950	64400	68800	73250
	MOD.INC-GUAR.LOAN	79800	79800	79800	79800	105350	105350	105350	105350
Swift County, MN									
	VERY LOW INCOME	21600	24700	27800	30850	33350	35800	38300	40750
	LOW INCOME	34550	39500	44400	49350	53300	57250	61200	65150
	MOD.INC-GUAR.LOAN	78050	78050	78050	78050	103050	103050	103050	103050
Todd County, MN									
	VERY LOW INCOME	21600	24700	27800	30850	33350	35800	38300	40750
	LOW INCOME	34550	39500	44400	49350	53300	57250	61200	65150
	MOD.INC-GUAR.LOAN	78050	78050	78050	78050	103050	103050	103050	103050
Traverse County, MN									
	VERY LOW INCOME	21700	24800	27900	30950	33450	35950	38400	40900
	LOW INCOME	34650	39600	44550	49500	53450	57400	61400	65350
	MOD.INC-GUAR.LOAN	78050	78050	78050	78050	103050	103050	103050	103050
Wadena County, MN									
	VERY LOW INCOME	21600	24700	27800	30850	33350	35800	38300	40750
	LOW INCOME	34550	39500	44400	49350	53300	57250	61200	65150
	MOD.INC-GUAR.LOAN	78050	78050	78050	78050	103050	103050	103050	103050
Waseca County, MN									
	VERY LOW INCOME	23500	26850	30200	33550	36250	38950	41650	44300
	LOW INCOME	37600	42950	48350	53700	58000	62300	66600	70900
	MOD.INC-GUAR.LOAN	78050	78050	78050	78050	103050	103050	103050	103050
Watonwan County, MN									
	VERY LOW INCOME	21750	24850	27950	31050	33550	36050	38550	41000
	LOW INCOME	34800	39750	44750	49700	53700	57650	61650	65600
	MOD.INC-GUAR.LOAN	78050	78050	78050	78050	103050	103050	103050	103050

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02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MINNESOTA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
Wilkin County, MN									
	VERY LOW INCOME	22100	25250	28400	31550	34100	36600	39150	41650
	LOW INCOME	35350	40400	45450	50500	54550	58600	62600	66650
	MOD.INC-GUAR.LOAN	78050	78050	78050	78050	103050	103050	103050	103050
Winona County, MN									
	VERY LOW INCOME	23350	26650	30000	33300	36000	38650	41300	44000
	LOW INCOME	37300	42650	47950	53300	57550	61850	66100	70350
	MOD.INC-GUAR.LOAN	78050	78050	78050	78050	103050	103050	103050	103050
Yellow Medicine County, MN									
	VERY LOW INCOME	21800	24900	28000	31100	33600	36100	38600	41100
	LOW INCOME	34850	39800	44800	49750	53750	57700	61700	65650
	MOD.INC-GUAR.LOAN	78050	78050	78050	78050	103050	103050	103050	103050

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MISSISSIPPI

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	---------- AJUSTED INCOME LIMITS ----------							
Gulfport-Biloxi, MS MSA								
VERY LOW INCOME	19200	21950	24700	27400	29600	31800	34000	36200
LOW INCOME	30700	35100	39450	43850	47350	50850	54350	57900
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Hattiesburg, MS MSA								
VERY LOW INCOME	18450	21100	23750	26350	28500	30600	32700	34800
LOW INCOME	29500	33700	37950	42150	45500	48900	52250	55650
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Jackson, MS MSA								
Jackson, MS HUD Metro FMR Area								
VERY LOW INCOME	20600	23550	26500	29400	31800	34150	36500	38850
LOW INCOME	32950	37650	42350	47050	50800	54600	58350	62100
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Simpson County, MS HUD Metro FMR Area								
VERY LOW INCOME	16250	18550	20850	23150	25050	26900	28750	30600
LOW INCOME	25950	29650	33350	37050	40000	43000	45950	48900
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Memphis, TN-MS-AR MSA								
Marshall County, MS HUD Metro FMR Area								
VERY LOW INCOME	16350	18700	21050	23350	25250	27100	29000	30850
LOW INCOME	26150	29900	33600	37350	40350	43350	46300	49300
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Memphis, TN-MS-AR HUD Metro FMR Area								
VERY LOW INCOME	20700	23650	26600	29550	31950	34300	36650	39050
LOW INCOME	33100	37850	42550	47300	51100	54850	58650	62450
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Tate County, MS HUD Metro FMR Area								
VERY LOW INCOME	18350	21000	23600	26200	28300	30400	32500	34600
LOW INCOME	29350	33500	37700	41900	45250	48600	51950	55300
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Tunica County, MS HUD Metro FMR Area								
VERY LOW INCOME	16350	18700	21050	23350	25250	27100	29000	30850
LOW INCOME	26150	29900	33600	37350	40350	43350	46300	49300
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MISSISSIPPI

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Pascagoula, MS MSA									
	VERY LOW INCOME	20450	23400	26300	29200	31550	33900	36250	38550
	LOW INCOME	32700	37350	42050	46700	50450	54150	57900	61650
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Adams County, MS									
	VERY LOW INCOME	14900	17000	19150	21250	22950	24650	26350	28050
	LOW INCOME	23800	27200	30600	34000	36700	39450	42150	44900
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Alcorn County, MS									
	VERY LOW INCOME	16450	18800	21150	23500	25400	27300	29150	31050
	LOW INCOME	26300	30100	33850	37600	40600	43600	46600	49650
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Amite County, MS									
	VERY LOW INCOME	14900	17000	19150	21250	22950	24650	26350	28050
	LOW INCOME	23800	27200	30600	34000	36700	39450	42150	44900
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Attala County, MS									
	VERY LOW INCOME	15050	17200	19350	21500	23250	24950	26700	28400
	LOW INCOME	24100	27500	30950	34400	37150	39900	42650	45400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Benton County, MS									
	VERY LOW INCOME	15000	17150	19300	21400	23150	24850	26550	28250
	LOW INCOME	24000	27400	30850	34250	37000	39750	42450	45200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Bolivar County, MS									
	VERY LOW INCOME	14900	17000	19150	21250	22950	24650	26350	28050
	LOW INCOME	23800	27200	30600	34000	36700	39450	42150	44900
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Calhoun County, MS									
	VERY LOW INCOME	15250	17400	19600	21750	23500	25250	27000	28750
	LOW INCOME	24350	27850	31300	34800	37600	40350	43150	45950
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Carroll County, MS									
	VERY LOW INCOME	16650	19000	21400	23750	25650	27550	29450	31350
	LOW INCOME	26600	30400	34200	38000	41050	44100	47100	50150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MISSISSIPPI

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Chickasaw County, MS									
	VERY LOW INCOME	15800	18050	20300	22550	24400	26200	28000	29800
	LOW INCOME	25250	28900	32500	36100	39000	41900	44750	47650
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Choctaw County, MS									
	VERY LOW INCOME	14900	17000	19150	21250	22950	24650	26350	28050
	LOW INCOME	23800	27200	30600	34000	36700	39450	42150	44900
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Claiborne County, MS									
	VERY LOW INCOME	14900	17000	19150	21250	22950	24650	26350	28050
	LOW INCOME	23800	27200	30600	34000	36700	39450	42150	44900
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Clarke County, MS									
	VERY LOW INCOME	14950	17100	19250	21350	23100	24800	26500	28200
	LOW INCOME	23900	27300	30750	34150	36900	39600	42350	45100
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Clay County, MS									
	VERY LOW INCOME	15700	17950	20200	22400	24200	26000	27800	29600
	LOW INCOME	25100	28700	32250	35850	38700	41600	44450	47300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Coahoma County, MS									
	VERY LOW INCOME	14900	17000	19150	21250	22950	24650	26350	28050
	LOW INCOME	23800	27200	30600	34000	36700	39450	42150	44900
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Covington County, MS									
	VERY LOW INCOME	15550	17750	19950	22150	23950	25700	27500	29250
	LOW INCOME	24800	28350	31900	35450	38300	41100	43950	46800
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Franklin County, MS									
	VERY LOW INCOME	14900	17000	19150	21250	22950	24650	26350	28050
	LOW INCOME	23800	27200	30600	34000	36700	39450	42150	44900
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Greene County, MS									
	VERY LOW INCOME	16800	19200	21600	24000	25950	27850	29800	31700
	LOW INCOME	26900	30700	34550	38400	41450	44550	47600	50700
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MISSISSIPPI

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
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		A J U S T E D I N C O M E L I M I T S							
Grenada County, MS									
	VERY LOW INCOME	15900	18200	20450	22700	24550	26350	28150	30000
	LOW INCOME	25400	29050	32650	36300	39200	42100	45000	47900
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Holmes County, MS									
	VERY LOW INCOME	14900	17000	19150	21250	22950	24650	26350	28050
	LOW INCOME	23800	27200	30600	34000	36700	39450	42150	44900
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Humphreys County, MS									
	VERY LOW INCOME	14900	17000	19150	21250	22950	24650	26350	28050
	LOW INCOME	23800	27200	30600	34000	36700	39450	42150	44900
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Issaquena County, MS									
	VERY LOW INCOME	15450	17650	19850	22050	23850	25600	27350	29150
	LOW INCOME	24700	28250	31750	35300	38100	40950	43750	46600
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Itawamba County, MS									
	VERY LOW INCOME	17050	19500	21950	24350	26300	28250	30200	32150
	LOW INCOME	27250	31150	35050	38950	42050	45200	48300	51400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Jasper County, MS									
	VERY LOW INCOME	14900	17000	19150	21250	22950	24650	26350	28050
	LOW INCOME	23800	27200	30600	34000	36700	39450	42150	44900
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Jefferson County, MS									
	VERY LOW INCOME	14900	17000	19150	21250	22950	24650	26350	28050
	LOW INCOME	23800	27200	30600	34000	36700	39450	42150	44900
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Jefferson Davis County, MS									
	VERY LOW INCOME	14900	17000	19150	21250	22950	24650	26350	28050
	LOW INCOME	23800	27200	30600	34000	36700	39450	42150	44900
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Jones County, MS									
	VERY LOW INCOME	15450	17650	19850	22050	23850	25600	27350	29150
	LOW INCOME	24700	28250	31750	35300	38100	40950	43750	46600
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MISSISSIPPI

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Kemper County, MS									
	VERY LOW INCOME	16000	18250	20550	22800	24650	26450	28300	30100
	LOW INCOME	25550	29200	32850	36500	39400	42350	45250	48200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Lafayette County, MS									
	VERY LOW INCOME	22800	26050	29300	32550	35200	37800	40400	43000
	LOW INCOME	36450	41700	46900	52100	56250	60450	64600	68750
	MOD.INC-GUAR.LOAN	74900	74900	74900	74900	98850	98850	98850	98850
Lauderdale County, MS									
	VERY LOW INCOME	17000	19400	21850	24250	26200	28150	30100	32050
	LOW INCOME	27150	31050	34900	38800	41900	45000	48100	51200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Lawrence County, MS									
	VERY LOW INCOME	17400	19900	22400	24850	26850	28850	30850	32850
	LOW INCOME	27850	31800	35800	39750	42950	46100	49300	52450
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Leake County, MS									
	VERY LOW INCOME	15900	18200	20450	22700	24550	26350	28150	30000
	LOW INCOME	25400	29050	32650	36300	39200	42100	45000	47900
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Lee County, MS									
	VERY LOW INCOME	19300	22050	24800	27550	29800	32000	34200	36400
	LOW INCOME	30850	35300	39700	44100	47650	51150	54700	58200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Leflore County, MS									
	VERY LOW INCOME	14900	17000	19150	21250	22950	24650	26350	28050
	LOW INCOME	23800	27200	30600	34000	36700	39450	42150	44900
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Lincoln County, MS									
	VERY LOW INCOME	16600	18950	21300	23650	25550	27450	29350	31250
	LOW INCOME	26500	30300	34050	37850	40900	43900	46950	49950
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Lowndes County, MS									
	VERY LOW INCOME	17950	20500	23050	25600	27650	29700	31750	33800
	LOW INCOME	28650	32750	36850	40950	44250	47500	50800	54050
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MISSISSIPPI

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Marion County, MS									
	VERY LOW INCOME	15950	18200	20500	22750	24600	26400	28250	30050
	LOW INCOME	25500	29100	32750	36400	39300	42200	45150	48050
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Monroe County, MS									
	VERY LOW INCOME	16000	18300	20600	22850	24700	26550	28350	30200
	LOW INCOME	25600	29250	32900	36550	39450	42400	45300	48250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Montgomery County, MS									
	VERY LOW INCOME	14900	17000	19150	21250	22950	24650	26350	28050
	LOW INCOME	23800	27200	30600	34000	36700	39450	42150	44900
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Neshoba County, MS									
	VERY LOW INCOME	14900	17000	19150	21250	22950	24650	26350	28050
	LOW INCOME	23800	27200	30600	34000	36700	39450	42150	44900
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Newton County, MS									
	VERY LOW INCOME	16300	18600	20950	23250	25150	27000	28850	30700
	LOW INCOME	26050	29750	33500	37200	40200	43150	46150	49100
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Noxubee County, MS									
	VERY LOW INCOME	14900	17000	19150	21250	22950	24650	26350	28050
	LOW INCOME	23800	27200	30600	34000	36700	39450	42150	44900
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Oktibbeha County, MS									
	VERY LOW INCOME	18450	21100	23750	26350	28500	30600	32700	34800
	LOW INCOME	29500	33700	37950	42150	45500	48900	52250	55650
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Panola County, MS									
	VERY LOW INCOME	14900	17000	19150	21250	22950	24650	26350	28050
	LOW INCOME	23800	27200	30600	34000	36700	39450	42150	44900
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Pearl River County, MS									
	VERY LOW INCOME	18050	20600	23200	25750	27850	29900	31950	34000
	LOW INCOME	28850	32950	37100	41200	44500	47800	51100	54400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MISSISSIPPI

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Pike County, MS									
	VERY LOW INCOME	15450	17650	19850	22050	23850	25600	27350	29150
	LOW INCOME	24700	28250	31750	35300	38100	40950	43750	46600
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Pontotoc County, MS									
	VERY LOW INCOME	17800	20350	22900	25400	27450	29500	31500	33550
	LOW INCOME	28450	32500	36600	40650	43900	47150	50400	53650
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Prentiss County, MS									
	VERY LOW INCOME	15550	17800	20000	22200	24000	25800	27550	29350
	LOW INCOME	24850	28400	31950	35500	38350	41200	44000	46850
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Quitman County, MS									
	VERY LOW INCOME	14900	17000	19150	21250	22950	24650	26350	28050
	LOW INCOME	23800	27200	30600	34000	36700	39450	42150	44900
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Scott County, MS									
	VERY LOW INCOME	15200	17400	19550	21700	23450	25200	26950	28650
	LOW INCOME	24300	27750	31250	34700	37500	40250	43050	45800
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Sharkey County, MS									
	VERY LOW INCOME	15000	17150	19300	21400	23150	24850	26550	28250
	LOW INCOME	24000	27400	30850	34250	37000	39750	42450	45200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Smith County, MS									
	VERY LOW INCOME	16750	19150	21550	23900	25850	27750	29650	31550
	LOW INCOME	26800	30600	34450	38250	41300	44350	47450	50500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Sunflower County, MS									
	VERY LOW INCOME	14900	17000	19150	21250	22950	24650	26350	28050
	LOW INCOME	23800	27200	30600	34000	36700	39450	42150	44900
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Tallahatchie County, MS									
	VERY LOW INCOME	14900	17000	19150	21250	22950	24650	26350	28050
	LOW INCOME	23800	27200	30600	34000	36700	39450	42150	44900
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MISSISSIPPI

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Tippah County, MS									
	VERY LOW INCOME	15300	17500	19700	21850	23600	25350	27100	28850
	LOW INCOME	24450	27950	31450	34950	37750	40550	43350	46150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Tishomingo County, MS									
	VERY LOW INCOME	15200	17400	19550	21700	23450	25200	26950	28650
	LOW INCOME	24300	27750	31250	34700	37500	40250	43050	45800
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Union County, MS									
	VERY LOW INCOME	17200	19650	22100	24550	26550	28500	30450	32450
	LOW INCOME	27500	31450	35350	39300	42450	45600	48750	51900
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Walthall County, MS									
	VERY LOW INCOME	15450	17650	19850	22050	23850	25600	27350	29150
	LOW INCOME	24700	28250	31750	35300	38100	40950	43750	46600
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Warren County, MS									
	VERY LOW INCOME	19900	22750	25600	28400	30700	32950	35250	37500
	LOW INCOME	31800	36350	40900	45450	49100	52700	56350	60000
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Washington County, MS									
	VERY LOW INCOME	14900	17000	19150	21250	22950	24650	26350	28050
	LOW INCOME	23800	27200	30600	34000	36700	39450	42150	44900
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Wayne County, MS									
	VERY LOW INCOME	14900	17000	19150	21250	22950	24650	26350	28050
	LOW INCOME	23800	27200	30600	34000	36700	39450	42150	44900
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Webster County, MS									
	VERY LOW INCOME	16600	19000	21350	23700	25600	27500	29400	31300
	LOW INCOME	26550	30300	34100	37900	40950	43950	47000	50050
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Wilkinson County, MS									
	VERY LOW INCOME	14900	17000	19150	21250	22950	24650	26350	28050
	LOW INCOME	23800	27200	30600	34000	36700	39450	42150	44900
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MISSISSIPPI

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
Winston County, MS									
	VERY LOW INCOME	15400	17600	19800	21950	23750	25500	27250	29000
	LOW INCOME	24550	28100	31600	35100	37900	40700	43500	46350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Yalobusha County, MS									
	VERY LOW INCOME	15450	17650	19850	22050	23850	25600	27350	29150
	LOW INCOME	24700	28250	31750	35300	38100	40950	43750	46600
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Yazoo County, MS									
	VERY LOW INCOME	14900	17000	19150	21250	22950	24650	26350	28050
	LOW INCOME	23800	27200	30600	34000	36700	39450	42150	44900
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MISSOURI

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	ADJUSTED INCOME LIMITS							
Cape Girardeau-Jackson, MO-IL MSA								
Cape Girardeau County, MO SEA								
VERY LOW INCOME	19750	22550	25400	28200	30450	32700	34950	37200
LOW INCOME	31550	36100	40600	45100	48700	52300	55900	59550
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Cape Girardeau-Jackson, MO-IL MSA								
VERY LOW INCOME	19250	22000	24750	27500	29700	31900	34100	36300
LOW INCOME	30800	35200	39600	44000	47500	51050	54550	58100
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Columbia, MO MSA								
VERY LOW INCOME	24000	27400	30850	34250	37000	39750	42500	45250
LOW INCOME	38350	43850	49300	54800	59200	63550	67950	72350
MOD.INC-GUAR.LOAN	78800	78800	78800	78800	104000	104000	104000	104000
Fayetteville-Springdale-Rogers, AR-MO MSA								
McDonald County, MO HUD Metro FMR Area								
VERY LOW INCOME	16800	19200	21600	23950	25900	27800	29700	31650
LOW INCOME	26800	30650	34450	38300	41350	44450	47500	50550
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Jefferson City, MO MSA								
Calloway County, MO HUD Metro FMR Area								
VERY LOW INCOME	22600	25800	29050	32250	34850	37400	40000	42550
LOW INCOME	36100	41300	46450	51600	55750	59850	64000	68100
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Jefferson City, MO HUD Metro FMR Area								
VERY LOW INCOME	24500	28000	31500	35000	37800	40600	43400	46200
LOW INCOME	39200	44800	50400	56000	60500	64950	69450	73900
MOD.INC-GUAR.LOAN	80500	80500	80500	80500	106250	106250	106250	106250
Moniteau County, MO HUD Metro FMR Area								
VERY LOW INCOME	21800	24900	28000	31100	33600	36100	38600	41100
LOW INCOME	34850	39800	44800	49750	53750	57700	61700	65650
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Joplin, MO MSA								
VERY LOW INCOME	17850	20400	22950	25500	27550	29600	31650	33700
LOW INCOME	28550	32650	36700	40800	44050	47350	50600	53850
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MISSOURI

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	---------- AJUSTED INCOME LIMITS ----------							
Kansas City, MO-KS MSA								
Bates County, MO HUD Metro FMR Area								
VERY LOW INCOME	19150	21900	24650	27350	29550	31750	33950	36150
LOW INCOME	30650	35000	39400	43750	47250	50750	54250	57750
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Kansas City, MO-KS HUD Metro FMR Area								
VERY LOW INCOME	25700	29350	33000	36650	39600	42550	45450	48400
LOW INCOME	41050	46900	52800	58650	63350	68050	72750	77400
MOD.INC-GUAR.LOAN	84300	84300	84300	84300	111300	111300	111300	111300
Springfield, MO MSA								
Dallas County, MO HUD Metro FMR Area								
VERY LOW INCOME	17100	19550	22000	24400	26400	28350	30300	32250
LOW INCOME	27350	31250	35150	39050	42150	45300	48400	51550
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Polk County, MO HUD Metro FMR Area								
VERY LOW INCOME	17750	20250	22800	25300	27350	29350	31400	33400
LOW INCOME	28350	32400	36450	40500	43750	47000	50200	53450
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Springfield, MO HUD Metro FMR Area								
VERY LOW INCOME	19400	22200	24950	27700	29950	32150	34350	36600
LOW INCOME	31000	35450	39850	44300	47850	51400	54950	58500
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
St. Joseph, MO-KS MSA								
VERY LOW INCOME	20750	23700	26650	29600	32000	34350	36750	39100
LOW INCOME	33150	37900	42600	47350	51150	54950	58700	62500
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
St. Louis, MO-IL MSA								
St. Louis, MO-IL HUD Metro FMR Area								
VERY LOW INCOME	24650	28200	31700	35200	38050	40850	43650	46500
LOW INCOME	39400	45050	50650	56300	60800	65300	69800	74300
MOD.INC-GUAR.LOAN	80950	80950	80950	80950	106850	106850	106850	106850
Washington County, MO HUD Metro FMR Area								
VERY LOW INCOME	17000	19400	21850	24250	26200	28150	30100	32050
LOW INCOME	27150	31050	34900	38800	41900	45000	48100	51200
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MISSOURI

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		----------	----------	----------	ADJUSTED	INCOME	LIMITS	----------	----------
Adair County, MO									
	VERY LOW INCOME	18450	21050	23700	26300	28450	30550	32650	34750
	LOW INCOME	29450	33700	37900	42100	45450	48850	52200	55550
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Atchison County, MO									
	VERY LOW INCOME	20500	23400	26350	29250	31600	33950	36300	38650
	LOW INCOME	32750	37450	42100	46800	50550	54300	58050	61800
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Audrain County, MO									
	VERY LOW INCOME	18800	21450	24150	26800	28950	31100	33250	35400
	LOW INCOME	30050	34300	38600	42900	46350	49750	53200	56650
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Barry County, MO									
	VERY LOW INCOME	17300	19750	22200	24650	26650	28600	30600	32550
	LOW INCOME	27600	31550	35500	39450	42600	45750	48900	52050
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Barton County, MO									
	VERY LOW INCOME	17600	20100	22600	25100	27150	29150	31150	33150
	LOW INCOME	28100	32100	36150	40150	43350	46550	49800	53000
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Benton County, MO									
	VERY LOW INCOME	17000	19400	21850	24250	26200	28150	30100	32050
	LOW INCOME	27150	31050	34900	38800	41900	45000	48100	51200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Butler County, MO									
	VERY LOW INCOME	17000	19400	21850	24250	26200	28150	30100	32050
	LOW INCOME	27150	31050	34900	38800	41900	45000	48100	51200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Camden County, MO									
	VERY LOW INCOME	18550	21200	23850	26500	28650	30750	32900	35000
	LOW INCOME	29700	33900	38150	42400	45800	49200	52600	55950
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Carroll County, MO									
	VERY LOW INCOME	19900	22750	25600	28400	30700	32950	35250	37500
	LOW INCOME	31800	36350	40900	45450	49100	52700	56350	60000
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT
02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MISSOURI

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- AJUSTED INCOME LIMITS ----------							
Carter County, MO									
	VERY LOW INCOME	17000	19400	21850	24250	26200	28150	30100	32050
	LOW INCOME	27150	31050	34900	38800	41900	45000	48100	51200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Cedar County, MO									
	VERY LOW INCOME	17000	19400	21850	24250	26200	28150	30100	32050
	LOW INCOME	27150	31050	34900	38800	41900	45000	48100	51200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Chariton County, MO									
	VERY LOW INCOME	19950	22800	25650	28500	30800	33100	35350	37650
	LOW INCOME	31900	36500	41050	45600	49250	52900	56550	60200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Clark County, MO									
	VERY LOW INCOME	18800	21500	24200	26850	29000	31150	33300	35450
	LOW INCOME	30050	34350	38650	42950	46400	49800	53250	56700
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Cooper County, MO									
	VERY LOW INCOME	19750	22600	25400	28200	30500	32750	35000	37250
	LOW INCOME	31550	36100	40600	45100	48700	52300	55900	59550
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Crawford County, MO									
	VERY LOW INCOME	17000	19400	21850	24250	26200	28150	30100	32050
	LOW INCOME	27150	31050	34900	38800	41900	45000	48100	51200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Dade County, MO									
	VERY LOW INCOME	17000	19400	21850	24250	26200	28150	30100	32050
	LOW INCOME	27150	31050	34900	38800	41900	45000	48100	51200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Daviess County, MO									
	VERY LOW INCOME	17750	20250	22800	25300	27350	29350	31400	33400
	LOW INCOME	28350	32400	36450	40500	43750	47000	50200	53450
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Dent County, MO									
	VERY LOW INCOME	17000	19400	21850	24250	26200	28150	30100	32050
	LOW INCOME	27150	31050	34900	38800	41900	45000	48100	51200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MISSOURI

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
Douglas County, MO									
	VERY LOW INCOME	17000	19400	21850	24250	26200	28150	30100	32050
	LOW INCOME	27150	31050	34900	38800	41900	45000	48100	51200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Dunklin County, MO									
	VERY LOW INCOME	17000	19400	21850	24250	26200	28150	30100	32050
	LOW INCOME	27150	31050	34900	38800	41900	45000	48100	51200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Gasconade County, MO									
	VERY LOW INCOME	18550	21200	23850	26450	28600	30700	32800	34950
	LOW INCOME	29600	33850	38050	42300	45700	49050	52450	55850
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Gentry County, MO									
	VERY LOW INCOME	17300	19800	22250	24700	26700	28700	30650	32650
	LOW INCOME	27650	31600	35550	39500	42650	45800	49000	52150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Grundy County, MO									
	VERY LOW INCOME	17750	20250	22800	25300	27350	29350	31400	33400
	LOW INCOME	28350	32400	36450	40500	43750	47000	50200	53450
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Harrison County, MO									
	VERY LOW INCOME	17800	20350	22900	25400	27450	29500	31500	33550
	LOW INCOME	28450	32500	36600	40650	43900	47150	50400	53650
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Henry County, MO									
	VERY LOW INCOME	17800	20350	22900	25400	27450	29500	31500	33550
	LOW INCOME	28450	32500	36600	40650	43900	47150	50400	53650
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Hickory County, MO									
	VERY LOW INCOME	17000	19400	21850	24250	26200	28150	30100	32050
	LOW INCOME	27150	31050	34900	38800	41900	45000	48100	51200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Holt County, MO									
	VERY LOW INCOME	18800	21500	24200	26850	29000	31150	33300	35450
	LOW INCOME	30050	34350	38650	42950	46400	49800	53250	56700
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MISSOURI

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Howell County, MO									
	VERY LOW INCOME	17000	19400	21850	24250	26200	28150	30100	32050
	LOW INCOME	27150	31050	34900	38800	41900	45000	48100	51200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Iron County, MO									
	VERY LOW INCOME	17000	19400	21850	24250	26200	28150	30100	32050
	LOW INCOME	27150	31050	34900	38800	41900	45000	48100	51200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Johnson County, MO									
	VERY LOW INCOME	21950	25100	28250	31350	33900	36400	38900	41400
	LOW INCOME	35100	40100	45150	50150	54150	58150	62200	66200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Knox County, MO									
	VERY LOW INCOME	17000	19400	21850	24250	26200	28150	30100	32050
	LOW INCOME	27150	31050	34900	38800	41900	45000	48100	51200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Laclede County, MO									
	VERY LOW INCOME	17000	19400	21850	24250	26200	28150	30100	32050
	LOW INCOME	27150	31050	34900	38800	41900	45000	48100	51200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Lawrence County, MO									
	VERY LOW INCOME	17800	20350	22900	25400	27450	29500	31500	33550
	LOW INCOME	28450	32500	36600	40650	43900	47150	50400	53650
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Lewis County, MO									
	VERY LOW INCOME	18150	20750	23350	25900	28000	30050	32150	34200
	LOW INCOME	29000	33150	37300	41450	44750	48100	51400	54700
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Linn County, MO									
	VERY LOW INCOME	18000	20550	23100	25650	27750	29800	31850	33900
	LOW INCOME	28750	32850	36950	41050	44350	47600	50900	54200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Livingston County, MO									
	VERY LOW INCOME	19850	22700	25550	28350	30650	32900	35200	37450
	LOW INCOME	31750	36300	40800	45350	49000	52600	56250	59850
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MISSOURI

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Macon County, MO									
	VERY LOW INCOME	17900	20450	23000	25550	27600	29650	31700	33750
	LOW INCOME	28650	32700	36800	40900	44150	47450	50700	54000
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Madison County, MO									
	VERY LOW INCOME	17000	19400	21850	24250	26200	28150	30100	32050
	LOW INCOME	27150	31050	34900	38800	41900	45000	48100	51200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Maries County, MO									
	VERY LOW INCOME	18950	21650	24350	27050	29250	31400	33550	35750
	LOW INCOME	30300	34650	38950	43300	46750	50250	53700	57150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Marion County, MO									
	VERY LOW INCOME	19400	22200	24950	27700	29950	32150	34350	36600
	LOW INCOME	31000	35450	39850	44300	47850	51400	54950	58500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Mercer County, MO									
	VERY LOW INCOME	17000	19400	21850	24250	26200	28150	30100	32050
	LOW INCOME	27150	31050	34900	38800	41900	45000	48100	51200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Miller County, MO									
	VERY LOW INCOME	17200	19650	22100	24550	26550	28500	30450	32450
	LOW INCOME	27500	31450	35350	39300	42450	45600	48750	51900
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Mississippi County, MO									
	VERY LOW INCOME	17000	19400	21850	24250	26200	28150	30100	32050
	LOW INCOME	27150	31050	34900	38800	41900	45000	48100	51200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Monroe County, MO									
	VERY LOW INCOME	18950	21650	24350	27050	29250	31400	33550	35750
	LOW INCOME	30300	34650	38950	43300	46750	50250	53700	57150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Montgomery County, MO									
	VERY LOW INCOME	17250	19700	22150	24600	26600	28550	30550	32500
	LOW INCOME	27550	31500	35400	39350	42500	45650	48800	51950
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MISSOURI

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- AJUSTED INCOME LIMITS ----------							
Morgan County, MO									
	VERY LOW INCOME	17000	19400	21850	24250	26200	28150	30100	32050
	LOW INCOME	27150	31050	34900	38800	41900	45000	48100	51200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
New Madrid County, MO									
	VERY LOW INCOME	17000	19400	21850	24250	26200	28150	30100	32050
	LOW INCOME	27150	31050	34900	38800	41900	45000	48100	51200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Nodaway County, MO									
	VERY LOW INCOME	20800	23750	26700	29650	32050	34400	36800	39150
	LOW INCOME	33200	37950	42700	47450	51250	55050	58850	62650
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Oregon County, MO									
	VERY LOW INCOME	17000	19400	21850	24250	26200	28150	30100	32050
	LOW INCOME	27150	31050	34900	38800	41900	45000	48100	51200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Ozark County, MO									
	VERY LOW INCOME	17000	19400	21850	24250	26200	28150	30100	32050
	LOW INCOME	27150	31050	34900	38800	41900	45000	48100	51200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Pemiscot County, MO									
	VERY LOW INCOME	17000	19400	21850	24250	26200	28150	30100	32050
	LOW INCOME	27150	31050	34900	38800	41900	45000	48100	51200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Perry County, MO									
	VERY LOW INCOME	20450	23400	26300	29200	31550	33900	36250	38550
	LOW INCOME	32700	37350	42050	46700	50450	54150	57900	61650
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Pettis County, MO									
	VERY LOW INCOME	18550	21200	23850	26450	28600	30700	32800	34950
	LOW INCOME	29600	33850	38050	42300	45700	49050	52450	55850
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Phelps County, MO									
	VERY LOW INCOME	19450	22200	25000	27750	30000	32200	34450	36650
	LOW INCOME	31100	35500	39950	44400	47950	51500	55050	58600
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MISSOURI

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Pike County, MO									
	VERY LOW INCOME	19100	21800	24550	27250	29450	31650	33800	36000
	LOW INCOME	30500	34900	39250	43600	47100	50600	54050	57550
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Pulaski County, MO									
	VERY LOW INCOME	20050	22900	25750	28600	30900	33200	35500	37800
	LOW INCOME	32050	36600	41200	45750	49400	53050	56750	60400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Putnam County, MO									
	VERY LOW INCOME	17000	19400	21850	24250	26200	28150	30100	32050
	LOW INCOME	27150	31050	34900	38800	41900	45000	48100	51200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Ralls County, MO									
	VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
	LOW INCOME	32950	37700	42400	47100	50850	54650	58400	62150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Randolph County, MO									
	VERY LOW INCOME	17500	20000	22500	25000	27000	29000	31000	33000
	LOW INCOME	28000	32000	36000	40000	43200	46400	49600	52800
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Reynolds County, MO									
	VERY LOW INCOME	17000	19400	21850	24250	26200	28150	30100	32050
	LOW INCOME	27150	31050	34900	38800	41900	45000	48100	51200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Ripley County, MO									
	VERY LOW INCOME	17000	19400	21850	24250	26200	28150	30100	32050
	LOW INCOME	27150	31050	34900	38800	41900	45000	48100	51200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Saline County, MO									
	VERY LOW INCOME	17600	20100	22600	25100	27150	29150	31150	33150
	LOW INCOME	28100	32100	36150	40150	43350	46550	49800	53000
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Schuyler County, MO									
	VERY LOW INCOME	17000	19400	21850	24250	26200	28150	30100	32050
	LOW INCOME	27150	31050	34900	38800	41900	45000	48100	51200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MISSOURI

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- AJUSTED INCOME LIMITS ----------							
Scotland County, MO									
	VERY LOW INCOME	18450	21100	23750	26350	28500	30600	32700	34800
	LOW INCOME	29500	33700	37950	42150	45500	48900	52250	55650
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Scott County, MO									
	VERY LOW INCOME	17500	20000	22500	25000	27000	29000	31000	33000
	LOW INCOME	28000	32000	36000	40000	43200	46400	49600	52800
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Shannon County, MO									
	VERY LOW INCOME	17000	19400	21850	24250	26200	28150	30100	32050
	LOW INCOME	27150	31050	34900	38800	41900	45000	48100	51200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Shelby County, MO									
	VERY LOW INCOME	17000	19400	21850	24250	26200	28150	30100	32050
	LOW INCOME	27150	31050	34900	38800	41900	45000	48100	51200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
St. Clair County, MO									
	VERY LOW INCOME	17000	19400	21850	24250	26200	28150	30100	32050
	LOW INCOME	27150	31050	34900	38800	41900	45000	48100	51200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
St. Francois County, MO									
	VERY LOW INCOME	17750	20300	22850	25350	27400	29450	31450	33500
	LOW INCOME	28400	32450	36500	40550	43800	47050	50300	53550
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Ste. Genevieve County, MO									
	VERY LOW INCOME	21400	24450	27500	30550	33000	35450	37900	40350
	LOW INCOME	34250	39100	44000	48900	52800	56700	60650	64550
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Stoddard County, MO									
	VERY LOW INCOME	17100	19550	22000	24400	26400	28350	30300	32250
	LOW INCOME	27350	31250	35150	39050	42150	45300	48400	51550
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Stone County, MO									
	VERY LOW INCOME	17600	20100	22600	25100	27150	29150	31150	33150
	LOW INCOME	28100	32100	36150	40150	43350	46550	49800	53000
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MISSOURI

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Sullivan County, MO									
	VERY LOW INCOME	17000	19400	21850	24250	26200	28150	30100	32050
	LOW INCOME	27150	31050	34900	38800	41900	45000	48100	51200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Taney County, MO									
	VERY LOW INCOME	17750	20300	22850	25350	27400	29450	31450	33500
	LOW INCOME	28400	32450	36500	40550	43800	47050	50300	53550
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Texas County, MO									
	VERY LOW INCOME	17000	19400	21850	24250	26200	28150	30100	32050
	LOW INCOME	27150	31050	34900	38800	41900	45000	48100	51200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Vernon County, MO									
	VERY LOW INCOME	17000	19400	21850	24250	26200	28150	30100	32050
	LOW INCOME	27150	31050	34900	38800	41900	45000	48100	51200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Wayne County, MO									
	VERY LOW INCOME	17000	19400	21850	24250	26200	28150	30100	32050
	LOW INCOME	27150	31050	34900	38800	41900	45000	48100	51200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Worth County, MO									
	VERY LOW INCOME	17000	19400	21850	24250	26200	28150	30100	32050
	LOW INCOME	27150	31050	34900	38800	41900	45000	48100	51200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Wright County, MO									
	VERY LOW INCOME	17000	19400	21850	24250	26200	28150	30100	32050
	LOW INCOME	27150	31050	34900	38800	41900	45000	48100	51200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MONTANA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- AJUSTED INCOME LIMITS ----------							
Billings, MT MSA									
	VERY LOW INCOME	22650	25850	29100	32300	34900	37500	40100	42650
	LOW INCOME	36200	41350	46550	51700	55850	59950	64100	68250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Great Falls, MT MSA									
	VERY LOW INCOME	20800	23800	26750	29700	32100	34500	36850	39250
	LOW INCOME	33250	38000	42750	47500	51300	55100	58900	62700
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Missoula, MT MSA									
	VERY LOW INCOME	22000	25150	28300	31400	33950	36450	38950	41450
	LOW INCOME	35200	40200	45250	50250	54250	58300	62300	66350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Beaverhead County, MT									
	VERY LOW INCOME	20750	23700	26650	29600	32000	34350	36750	39100
	LOW INCOME	33150	37900	42600	47350	51150	54950	58700	62500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Big Horn County, MT									
	VERY LOW INCOME	20350	23250	26150	29050	31400	33700	36050	38350
	LOW INCOME	32550	37200	41850	46500	50200	53950	57650	61400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Blaine County, MT									
	VERY LOW INCOME	20350	23250	26150	29050	31400	33700	36050	38350
	LOW INCOME	32550	37200	41850	46500	50200	53950	57650	61400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Broadwater County, MT									
	VERY LOW INCOME	20350	23250	26150	29050	31400	33700	36050	38350
	LOW INCOME	32550	37200	41850	46500	50200	53950	57650	61400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Carter County, MT									
	VERY LOW INCOME	20350	23250	26150	29050	31400	33700	36050	38350
	LOW INCOME	32550	37200	41850	46500	50200	53950	57650	61400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Chouteau County, MT									
	VERY LOW INCOME	20350	23250	26150	29050	31400	33700	36050	38350
	LOW INCOME	32550	37200	41850	46500	50200	53950	57650	61400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MONTANA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
Custer County, MT									
	VERY LOW INCOME	20350	23250	26150	29050	31400	33700	36050	38350
	LOW INCOME	32550	37200	41850	46500	50200	53950	57650	61400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Daniels County, MT									
	VERY LOW INCOME	20350	23250	26150	29050	31400	33700	36050	38350
	LOW INCOME	32550	37200	41850	46500	50200	53950	57650	61400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Dawson County, MT									
	VERY LOW INCOME	23000	26300	29600	32850	35500	38150	40750	43400
	LOW INCOME	36800	42050	47300	52550	56750	60950	65150	69350
	MOD.INC-GUAR.LOAN	75550	75550	75550	75550	99750	99750	99750	99750
Deer Lodge County, MT									
	VERY LOW INCOME	20350	23250	26150	29050	31400	33700	36050	38350
	LOW INCOME	32550	37200	41850	46500	50200	53950	57650	61400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Fallon County, MT									
	VERY LOW INCOME	23000	26300	29600	32850	35500	38150	40750	43400
	LOW INCOME	36800	42050	47300	52550	56750	60950	65150	69350
	MOD.INC-GUAR.LOAN	75550	75550	75550	75550	99750	99750	99750	99750
Fergus County, MT									
	VERY LOW INCOME	20350	23250	26150	29050	31400	33700	36050	38350
	LOW INCOME	32550	37200	41850	46500	50200	53950	57650	61400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Flathead County, MT									
	VERY LOW INCOME	20350	23250	26150	29050	31400	33700	36050	38350
	LOW INCOME	32550	37200	41850	46500	50200	53950	57650	61400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Gallatin County, MT									
	VERY LOW INCOME	24900	28450	32000	35550	38400	41250	44100	46950
	LOW INCOME	39850	45500	51200	56900	61450	66000	70550	75100
	MOD.INC-GUAR.LOAN	81800	81800	81800	81800	108000	108000	108000	108000
Garfield County, MT									
	VERY LOW INCOME	20350	23250	26150	29050	31400	33700	36050	38350
	LOW INCOME	32550	37200	41850	46500	50200	53950	57650	61400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MONTANA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
Glacier County, MT									
	VERY LOW INCOME	20350	23250	26150	29050	31400	33700	36050	38350
	LOW INCOME	32550	37200	41850	46500	50200	53950	57650	61400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Golden Valley County, MT									
	VERY LOW INCOME	20350	23250	26150	29050	31400	33700	36050	38350
	LOW INCOME	32550	37200	41850	46500	50200	53950	57650	61400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Granite County, MT									
	VERY LOW INCOME	20350	23250	26150	29050	31400	33700	36050	38350
	LOW INCOME	32550	37200	41850	46500	50200	53950	57650	61400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Hill County, MT									
	VERY LOW INCOME	20900	23900	26900	29850	32250	34650	37050	39450
	LOW INCOME	33450	38200	43000	47750	51550	55400	59200	63050
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Jefferson County, MT									
	VERY LOW INCOME	26250	30000	33750	37450	40450	43450	46450	49450
	LOW INCOME	41950	47900	53900	59900	64700	69500	74300	79050
	MOD.INC-GUAR.LOAN	86100	86100	86100	86100	113650	113650	113650	113650
Judith Basin County, MT									
	VERY LOW INCOME	20350	23250	26150	29050	31400	33700	36050	38350
	LOW INCOME	32550	37200	41850	46500	50200	53950	57650	61400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Lake County, MT									
	VERY LOW INCOME	20350	23250	26150	29050	31400	33700	36050	38350
	LOW INCOME	32550	37200	41850	46500	50200	53950	57650	61400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Lewis and Clark County, MT									
	VERY LOW INCOME	24800	28350	31900	35400	38250	41100	43900	46750
	LOW INCOME	39650	45300	51000	56650	61200	65700	70250	74800
	MOD.INC-GUAR.LOAN	81450	81450	81450	81450	107500	107500	107500	107500
Liberty County, MT									
	VERY LOW INCOME	20350	23250	26150	29050	31400	33700	36050	38350
	LOW INCOME	32550	37200	41850	46500	50200	53950	57650	61400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MONTANA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
Lincoln County, MT									
	VERY LOW INCOME	20350	23250	26150	29050	31400	33700	36050	38350
	LOW INCOME	32550	37200	41850	46500	50200	53950	57650	61400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Madison County, MT									
	VERY LOW INCOME	20550	23450	26400	29300	31650	34000	36350	38700
	LOW INCOME	32850	37500	42200	46900	50650	54400	58150	61900
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
McCone County, MT									
	VERY LOW INCOME	21700	24800	27900	30950	33450	35950	38400	40900
	LOW INCOME	34650	39600	44550	49500	53450	57400	61400	65350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Meagher County, MT									
	VERY LOW INCOME	20350	23250	26150	29050	31400	33700	36050	38350
	LOW INCOME	32550	37200	41850	46500	50200	53950	57650	61400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Mineral County, MT									
	VERY LOW INCOME	20350	23250	26150	29050	31400	33700	36050	38350
	LOW INCOME	32550	37200	41850	46500	50200	53950	57650	61400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Musselshell County, MT									
	VERY LOW INCOME	20350	23250	26150	29050	31400	33700	36050	38350
	LOW INCOME	32550	37200	41850	46500	50200	53950	57650	61400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Park County, MT									
	VERY LOW INCOME	20350	23250	26150	29050	31400	33700	36050	38350
	LOW INCOME	32550	37200	41850	46500	50200	53950	57650	61400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Petroleum County, MT									
	VERY LOW INCOME	20350	23250	26150	29050	31400	33700	36050	38350
	LOW INCOME	32550	37200	41850	46500	50200	53950	57650	61400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Phillips County, MT									
	VERY LOW INCOME	20600	23550	26500	29400	31800	34150	36500	38850
	LOW INCOME	32950	37650	42350	47050	50800	54600	58350	62100
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MONTANA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
Pondera County, MT									
	VERY LOW INCOME	20350	23250	26150	29050	31400	33700	36050	38350
	LOW INCOME	32550	37200	41850	46500	50200	53950	57650	61400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Powder River County, MT									
	VERY LOW INCOME	20350	23250	26150	29050	31400	33700	36050	38350
	LOW INCOME	32550	37200	41850	46500	50200	53950	57650	61400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Powell County, MT									
	VERY LOW INCOME	20350	23250	26150	29050	31400	33700	36050	38350
	LOW INCOME	32550	37200	41850	46500	50200	53950	57650	61400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Prairie County, MT									
	VERY LOW INCOME	20350	23250	26150	29050	31400	33700	36050	38350
	LOW INCOME	32550	37200	41850	46500	50200	53950	57650	61400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Ravalli County, MT									
	VERY LOW INCOME	20450	23400	26300	29200	31550	33900	36250	38550
	LOW INCOME	32700	37350	42050	46700	50450	54150	57900	61650
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Richland County, MT									
	VERY LOW INCOME	21900	25000	28150	31250	33750	36250	38750	41250
	LOW INCOME	35000	40000	45000	50000	54000	58000	62000	66000
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Roosevelt County, MT									
	VERY LOW INCOME	20350	23250	26150	29050	31400	33700	36050	38350
	LOW INCOME	32550	37200	41850	46500	50200	53950	57650	61400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Rosebud County, MT									
	VERY LOW INCOME	21400	24450	27500	30550	33000	35450	37900	40350
	LOW INCOME	34250	39100	44000	48900	52800	56700	60650	64550
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Sanders County, MT									
	VERY LOW INCOME	20350	23250	26150	29050	31400	33700	36050	38350
	LOW INCOME	32550	37200	41850	46500	50200	53950	57650	61400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MONTANA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
Sheridan County, MT									
	VERY LOW INCOME	21500	24600	27650	30700	33200	35650	38100	40550
	LOW INCOME	34350	39300	44200	49100	53050	56950	60900	64800
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Silver Bow County, MT									
	VERY LOW INCOME	20350	23250	26150	29050	31400	33700	36050	38350
	LOW INCOME	32550	37200	41850	46500	50200	53950	57650	61400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Stillwater County, MT									
	VERY LOW INCOME	24350	27800	31300	34750	37550	40350	43100	45900
	LOW INCOME	38900	44500	50050	55600	60050	64500	68950	73400
	MOD.INC-GUAR.LOAN	79950	79950	79950	79950	105550	105550	105550	105550
Sweet Grass County, MT									
	VERY LOW INCOME	21150	24200	27200	30200	32650	35050	37450	39900
	LOW INCOME	33800	38650	43450	48300	52150	56050	59900	63750
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Teton County, MT									
	VERY LOW INCOME	20350	23250	26150	29050	31400	33700	36050	38350
	LOW INCOME	32550	37200	41850	46500	50200	53950	57650	61400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Toole County, MT									
	VERY LOW INCOME	21400	24450	27500	30550	33000	35450	37900	40350
	LOW INCOME	34250	39100	44000	48900	52800	56700	60650	64550
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Treasure County, MT									
	VERY LOW INCOME	20350	23250	26150	29050	31400	33700	36050	38350
	LOW INCOME	32550	37200	41850	46500	50200	53950	57650	61400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Valley County, MT									
	VERY LOW INCOME	20900	23900	26900	29850	32250	34650	37050	39450
	LOW INCOME	33450	38200	43000	47750	51550	55400	59200	63050
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Wheatland County, MT									
	VERY LOW INCOME	20350	23250	26150	29050	31400	33700	36050	38350
	LOW INCOME	32550	37200	41850	46500	50200	53950	57650	61400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT
02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MONTANA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
Wibaux County, MT									
	VERY LOW INCOME	20350	23250	26150	29050	31400	33700	36050	38350
	LOW INCOME	32550	37200	41850	46500	50200	53950	57650	61400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:NEBRASKA

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	ADJUSTED INCOME LIMITS							
Lincoln, NE MSA								
Lincoln, NE HUD Metro FMR Area								
VERY LOW INCOME	24700	28200	31750	35250	38100	40900	43750	46550
LOW INCOME	39500	45100	50750	56400	60900	65400	69950	74450
MOD.INC-GUAR.LOAN	81100	81100	81100	81100	107050	107050	107050	107050
Seward County, NE HUD Metro FMR Area								
VERY LOW INCOME	26800	30600	34450	38250	41350	44400	47450	50500
LOW INCOME	42850	48950	55100	61200	66100	71000	75900	80800
MOD.INC-GUAR.LOAN	88000	88000	88000	88000	116150	116150	116150	116150
Omaha-Council Bluffs, NE-IA MSA								
Omaha-Council Bluffs, NE-IA HUD Metro FMR Area								
VERY LOW INCOME	25550	29200	32850	36500	39450	42350	45300	48200
LOW INCOME	40900	46700	52550	58400	63050	67750	72400	77100
MOD.INC-GUAR.LOAN	83950	83950	83950	83950	110800	110800	110800	110800
Saunders County, NE HUD Metro FMR Area								
VERY LOW INCOME	25700	29350	33000	36650	39600	42550	45450	48400
LOW INCOME	41050	46900	52800	58650	63350	68050	72750	77400
MOD.INC-GUAR.LOAN	84300	84300	84300	84300	111300	111300	111300	111300
Sioux City, IA-NE-SD MSA								
Sioux City, IA-NE-SD MSA								
VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Adams County, NE								
VERY LOW INCOME	22400	25600	28800	31950	34550	37100	39650	42200
LOW INCOME	35750	40900	46000	51100	55200	59300	63350	67450
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Antelope County, NE								
VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Arthur County, NE								
VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:NEBRASKA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Banner County, NE									
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Blaine County, NE									
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Boone County, NE									
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Box Butte County, NE									
	VERY LOW INCOME	21300	24350	27400	30400	32850	35300	37700	40150
	LOW INCOME	34050	38900	43800	48650	52550	56450	60350	64200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Boyd County, NE									
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Brown County, NE									
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Buffalo County, NE									
	VERY LOW INCOME	23550	26900	30250	33600	36300	39000	41700	44400
	LOW INCOME	37650	43000	48400	53750	58050	62350	66650	70950
	MOD.INC-GUAR.LOAN	77250	77250	77250	77250	101950	101950	101950	101950
Burt County, NE									
	VERY LOW INCOME	21400	24450	27500	30550	33000	35450	37900	40350
	LOW INCOME	34250	39100	44000	48900	52800	56700	60650	64550
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Butler County, NE									
	VERY LOW INCOME	22450	25650	28850	32050	34650	37200	39750	42350
	LOW INCOME	35900	41050	46150	51300	55400	59500	63600	67700
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:NEBRASKA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Cedar County, NE									
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Chase County, NE									
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Cherry County, NE									
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Cheyenne County, NE									
	VERY LOW INCOME	22750	26000	29250	32450	35050	37650	40250	42850
	LOW INCOME	36350	41500	46700	51900	56050	60200	64350	68500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Clay County, NE									
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Colfax County, NE									
	VERY LOW INCOME	21000	24000	27000	30000	32400	34800	37200	39600
	LOW INCOME	33600	38400	43200	48000	51850	55700	59500	63350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Cuming County, NE									
	VERY LOW INCOME	21700	24800	27900	31000	33500	36000	38450	40950
	LOW INCOME	34700	39700	44650	49600	53550	57550	61500	65450
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Custer County, NE									
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Dawes County, NE									
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:NEBRASKA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Dawson County, NE									
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Deuel County, NE									
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Dodge County, NE									
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Dundy County, NE									
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Fillmore County, NE									
	VERY LOW INCOME	21250	24250	27300	30300	32750	35150	37600	40000
	LOW INCOME	33950	38800	43650	48500	52400	56250	60150	64000
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Franklin County, NE									
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Frontier County, NE									
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Furnas County, NE									
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Gage County, NE									
	VERY LOW INCOME	21000	24000	27000	30000	32400	34800	37200	39600
	LOW INCOME	33600	38400	43200	48000	51850	55700	59500	63350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:NEBRASKA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Garden County, NE									
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Garfield County, NE									
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Gosper County, NE									
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Grant County, NE									
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Greeley County, NE									
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Hall County, NE									
	VERY LOW INCOME	21000	24000	27000	30000	32400	34800	37200	39600
	LOW INCOME	33600	38400	43200	48000	51850	55700	59500	63350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Hamilton County, NE									
	VERY LOW INCOME	22200	25350	28500	31650	34200	36750	39250	41800
	LOW INCOME	35450	40500	45600	50650	54700	58750	62800	66850
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Harlan County, NE									
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Hayes County, NE									
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:NEBRASKA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Hitchcock County, NE									
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Holt County, NE									
	VERY LOW INCOME	21000	24000	27000	30000	32400	34800	37200	39600
	LOW INCOME	33600	38400	43200	48000	51850	55700	59500	63350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Hooker County, NE									
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Howard County, NE									
	VERY LOW INCOME	21000	24000	27000	30000	32400	34800	37200	39600
	LOW INCOME	33600	38400	43200	48000	51850	55700	59500	63350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Jefferson County, NE									
	VERY LOW INCOME	21000	24000	27000	30000	32400	34800	37200	39600
	LOW INCOME	33600	38400	43200	48000	51850	55700	59500	63350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Johnson County, NE									
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Kearney County, NE									
	VERY LOW INCOME	23350	26700	30050	33350	36050	38700	41400	44050
	LOW INCOME	37350	42700	48000	53350	57600	61900	66150	70400
	MOD.INC-GUAR.LOAN	76700	76700	76700	76700	101250	101250	101250	101250
Keith County, NE									
	VERY LOW INCOME	21000	24000	27000	30000	32400	34800	37200	39600
	LOW INCOME	33600	38400	43200	48000	51850	55700	59500	63350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Keya Paha County, NE									
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT
02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:NEBRASKA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
Kimball County, NE									
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Knox County, NE									
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Lincoln County, NE									
	VERY LOW INCOME	23750	27150	30550	33900	36650	39350	42050	44750
	LOW INCOME	38000	43400	48850	54250	58600	62950	67250	71600
	MOD.INC-GUAR.LOAN	78000	78000	78000	78000	102950	102950	102950	102950
Logan County, NE									
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Loup County, NE									
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Madison County, NE									
	VERY LOW INCOME	21900	25000	28150	31250	33750	36250	38750	41250
	LOW INCOME	35000	40000	45000	50000	54000	58000	62000	66000
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
McPherson County, NE									
	VERY LOW INCOME	22300	25450	28650	31800	34350	36900	39450	42000
	LOW INCOME	35650	40700	45800	50900	54950	59050	63100	67200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Merrick County, NE									
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Morrill County, NE									
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:NEBRASKA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Nance County, NE									
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Nemaha County, NE									
	VERY LOW INCOME	21150	24150	27150	30150	32600	35000	37400	39800
	LOW INCOME	33800	38600	43450	48250	52100	55950	59850	63700
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Nuckolls County, NE									
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Otoe County, NE									
	VERY LOW INCOME	22550	25800	29000	32200	34800	37400	39950	42550
	LOW INCOME	36050	41200	46350	51500	55600	59750	63850	68000
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Pawnee County, NE									
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Perkins County, NE									
	VERY LOW INCOME	22750	26000	29250	32450	35050	37650	40250	42850
	LOW INCOME	36350	41500	46700	51900	56050	60200	64350	68500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Phelps County, NE									
	VERY LOW INCOME	22750	26000	29250	32500	35100	37700	40300	42900
	LOW INCOME	36400	41600	46800	52000	56150	60300	64500	68650
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Pierce County, NE									
	VERY LOW INCOME	21850	25000	28100	31200	33700	36200	38700	41200
	LOW INCOME	34950	39900	44900	49900	53900	57900	61900	65850
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Platte County, NE									
	VERY LOW INCOME	22200	25400	28550	31700	34250	36800	39350	41850
	LOW INCOME	35500	40550	45650	50700	54750	58800	62850	66900
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:NEBRASKA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Polk County, NE									
	VERY LOW INCOME	21900	25000	28150	31250	33750	36250	38750	41250
	LOW INCOME	35000	40000	45000	50000	54000	58000	62000	66000
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Red Willow County, NE									
	VERY LOW INCOME	21000	24000	27000	30000	32400	34800	37200	39600
	LOW INCOME	33600	38400	43200	48000	51850	55700	59500	63350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Richardson County, NE									
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Rock County, NE									
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Saline County, NE									
	VERY LOW INCOME	21000	24000	27000	30000	32400	34800	37200	39600
	LOW INCOME	33600	38400	43200	48000	51850	55700	59500	63350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Scotts Bluff County, NE									
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Sheridan County, NE									
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Sherman County, NE									
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Sioux County, NE									
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:NEBRASKA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Stanton County, NE									
	VERY LOW INCOME	21450	24500	27550	30600	33050	35500	37950	40400
	LOW INCOME	34250	39150	44050	48950	52850	56800	60700	64600
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Thayer County, NE									
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Thomas County, NE									
	VERY LOW INCOME	21950	25050	28200	31300	33850	36350	38850	41350
	LOW INCOME	35050	40100	45100	50100	54100	58100	62100	66150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Thurston County, NE									
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Valley County, NE									
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Wayne County, NE									
	VERY LOW INCOME	21500	24600	27650	30700	33200	35650	38100	40550
	LOW INCOME	34350	39300	44200	49100	53050	56950	60900	64800
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Webster County, NE									
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Wheeler County, NE									
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
York County, NE									
	VERY LOW INCOME	22000	25150	28300	31400	33950	36450	38950	41450
	LOW INCOME	35200	40200	45250	50250	54250	58300	62300	66350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:NEVADA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Carson City, NV MSA									
	VERY LOW INCOME	24350	27800	31300	34750	37550	40350	43100	45900
	LOW INCOME	38900	44500	50050	55600	60050	64500	68950	73400
	MOD.INC-GUAR.LOAN	79950	79950	79950	79950	105550	105550	105550	105550
Las Vegas-Paradise, NV MSA									
	VERY LOW INCOME	23100	26400	29700	33000	35650	38300	40950	43600
	LOW INCOME	36950	42250	47500	52800	57000	61250	65450	69700
	MOD.INC-GUAR.LOAN	75900	75900	75900	75900	100200	100200	100200	100200
Reno-Sparks, NV MSA									
	VERY LOW INCOME	25000	28600	32150	35700	38600	41450	44300	47150
	LOW INCOME	39950	45700	51400	57100	61650	66250	70800	75350
	MOD.INC-GUAR.LOAN	82100	82100	82100	82100	108350	108350	108350	108350
Churchill County, NV									
	VERY LOW INCOME	23700	27100	30500	33850	36600	39300	42000	44700
	LOW INCOME	37900	43300	48750	54150	58500	62800	67150	71500
	MOD.INC-GUAR.LOAN	77850	77850	77850	77850	102750	102750	102750	102750
Douglas County, NV									
	VERY LOW INCOME	27400	31300	35200	39100	42250	45400	48500	51650
	LOW INCOME	43800	50050	56300	62550	67550	72550	77550	82550
	MOD.INC-GUAR.LOAN	89900	89900	89900	89900	118650	118650	118650	118650
Elko County, NV									
	VERY LOW INCOME	28000	32000	36000	39950	43150	46350	49550	52750
	LOW INCOME	44750	51100	57500	63900	69000	74100	79250	84350
	MOD.INC-GUAR.LOAN	91850	91850	91850	91850	121250	121250	121250	121250
Esmeralda County, NV									
	VERY LOW INCOME	23100	26400	29700	33000	35650	38300	40950	43600
	LOW INCOME	36950	42250	47500	52800	57000	61250	65450	69700
	MOD.INC-GUAR.LOAN	75900	75900	75900	75900	100200	100200	100200	100200
Eureka County, NV									
	VERY LOW INCOME	26100	29800	33550	37250	40250	43250	46200	49200
	LOW INCOME	41700	47700	53650	59600	64350	69150	73900	78650
	MOD.INC-GUAR.LOAN	85700	85700	85700	85700	113100	113100	113100	113100
Humboldt County, NV									
	VERY LOW INCOME	25700	29400	33050	36700	39650	42600	45550	48450
	LOW INCOME	41100	46950	52850	58700	63400	68100	72800	77500
	MOD.INC-GUAR.LOAN	84400	84400	84400	84400	111400	111400	111400	111400

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:NEVADA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Lander County, NV									
	VERY LOW INCOME	25450	29100	32750	36350	39300	42200	45100	48000
	LOW INCOME	40700	46500	52350	58150	62800	67450	72100	76750
	MOD.INC-GUAR.LOAN	83600	83600	83600	83600	110350	110350	110350	110350
Lincoln County, NV									
	VERY LOW INCOME	23100	26400	29700	33000	35650	38300	40950	43600
	LOW INCOME	36950	42250	47500	52800	57000	61250	65450	69700
	MOD.INC-GUAR.LOAN	75900	75900	75900	75900	100200	100200	100200	100200
Lyon County, NV									
	VERY LOW INCOME	23100	26400	29700	33000	35650	38300	40950	43600
	LOW INCOME	36950	42250	47500	52800	57000	61250	65450	69700
	MOD.INC-GUAR.LOAN	75900	75900	75900	75900	100200	100200	100200	100200
Mineral County, NV									
	VERY LOW INCOME	23100	26400	29700	33000	35650	38300	40950	43600
	LOW INCOME	36950	42250	47500	52800	57000	61250	65450	69700
	MOD.INC-GUAR.LOAN	75900	75900	75900	75900	100200	100200	100200	100200
Nye County, NV									
	VERY LOW INCOME	23100	26400	29700	33000	35650	38300	40950	43600
	LOW INCOME	36950	42250	47500	52800	57000	61250	65450	69700
	MOD.INC-GUAR.LOAN	75900	75900	75900	75900	100200	100200	100200	100200
Pershing County, NV									
	VERY LOW INCOME	23200	26500	29800	33100	35750	38400	41050	43700
	LOW INCOME	37050	42350	47650	52950	57200	61400	65650	69900
	MOD.INC-GUAR.LOAN	76100	76100	76100	76100	100450	100450	100450	100450
White Pine County, NV									
	VERY LOW INCOME	23450	26800	30150	33450	36150	38850	41500	44200
	LOW INCOME	37450	42800	48150	53500	57800	62050	66350	70600
	MOD.INC-GUAR.LOAN	76900	76900	76900	76900	101500	101500	101500	101500

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:NEW HAMPSHIRE

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	ADJUSTED INCOME LIMITS							
Boston-Cambridge-Quincy, MA-NH MSA								
Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area								
VERY LOW INCOME	34250	39150	44050	48900	52850	56750	60650	64550
LOW INCOME	47450	54200	61000	67750	73150	78600	84000	89450
MOD.INC-GUAR.LOAN	100900	100900	100900	100900	133200	133200	133200	133200
Lawrence, MA-NH HUD Metro FMR Area								
VERY LOW INCOME	31350	35800	40300	44750	48350	51950	55500	59100
LOW INCOME	45500	52000	58500	65000	70200	75400	80600	85800
MOD.INC-GUAR.LOAN	100900	100900	100900	100900	133200	133200	133200	133200
Portsmouth-Rochester, NH HUD Metro FMR Area								
VERY LOW INCOME	31350	35800	40300	44750	48350	51950	55500	59100
LOW INCOME	45500	52000	58500	65000	70200	75400	80600	85800
MOD.INC-GUAR.LOAN	100900	100900	100900	100900	133200	133200	133200	133200
Western Rockingham County, NH HUD Metro FMR Area								
VERY LOW INCOME	36500	41700	46900	52100	56300	60450	64650	68800
LOW INCOME	45500	52000	58500	65000	70200	75400	80600	85800
MOD.INC-GUAR.LOAN	100900	100900	100900	100900	133200	133200	133200	133200
Manchester-Nashua, NH MSA								
Hillsborough County, NH (part) HUD Metro FMR Area								
VERY LOW INCOME	28950	33050	37200	41300	44650	47950	51250	54550
LOW INCOME	45100	51500	57950	64400	69550	74700	79850	85000
MOD.INC-GUAR.LOAN	92600	92600	92600	92600	122250	122250	122250	122250
Manchester, NH HUD Metro FMR Area								
VERY LOW INCOME	26950	30800	34650	38500	41600	44700	47750	50850
LOW INCOME	43100	49300	55450	61600	66550	71450	76400	81300
MOD.INC-GUAR.LOAN	88550	88550	88550	88550	116900	116900	116900	116900
Nashua, NH HUD Metro FMR Area								
VERY LOW INCOME	32900	37600	42300	47000	50800	54550	58300	62050
LOW INCOME	45500	52000	58500	65000	70200	75400	80600	85800
MOD.INC-GUAR.LOAN	93450	93450	93450	93450	123350	123350	123350	123350
Belknap County, NH								
VERY LOW INCOME	24700	28200	31750	35250	38100	40900	43750	46550
LOW INCOME	39500	45100	50750	56400	60900	65400	69950	74450
MOD.INC-GUAR.LOAN	86700	86700	86700	86700	114450	114450	114450	114450

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:NEW HAMPSHIRE

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
Carroll County, NH									
	VERY LOW INCOME	24650	28200	31700	35200	38050	40850	43650	46500
	LOW INCOME	39400	45050	50650	56300	60800	65300	69800	74300
	MOD.INC-GUAR.LOAN	86700	86700	86700	86700	114450	114450	114450	114450
Cheshire County, NH									
	VERY LOW INCOME	24750	28300	31850	35350	38200	41050	43850	46700
	LOW INCOME	39600	45250	50900	56550	61050	65600	70100	74650
	MOD.INC-GUAR.LOAN	86700	86700	86700	86700	114450	114450	114450	114450
Coos County, NH									
	VERY LOW INCOME	24650	28200	31700	35200	38050	40850	43650	46500
	LOW INCOME	39400	45050	50650	56300	60800	65300	69800	74300
	MOD.INC-GUAR.LOAN	86700	86700	86700	86700	114450	114450	114450	114450
Grafton County, NH									
	VERY LOW INCOME	24650	28200	31700	35200	38050	40850	43650	46500
	LOW INCOME	39400	45050	50650	56300	60800	65300	69800	74300
	MOD.INC-GUAR.LOAN	86700	86700	86700	86700	114450	114450	114450	114450
Merrimack County, NH									
	VERY LOW INCOME	29200	33350	37500	41650	45000	48350	51650	55000
	LOW INCOME	44750	51100	57500	63900	69000	74100	79250	84350
	MOD.INC-GUAR.LOAN	91850	91850	91850	91850	121250	121250	121250	121250
Sullivan County, NH									
	VERY LOW INCOME	24650	28200	31700	35200	38050	40850	43650	46500
	LOW INCOME	39400	45050	50650	56300	60800	65300	69800	74300
	MOD.INC-GUAR.LOAN	86700	86700	86700	86700	114450	114450	114450	114450

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT
02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:NEW JERSEY

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	ADJUSTED INCOME LIMITS							
Allentown-Bethlehem-Easton, PA-NJ MSA								
Warren County, NJ HUD Metro FMR Area								
VERY LOW INCOME	32450	37050	41700	46300	50050	53750	57450	61150
LOW INCOME	45500	52000	58500	65000	70200	75400	80600	85800
MOD.INC-GUAR.LOAN	93450	93450	93450	93450	123350	123350	123350	123350
Atlantic City-Hammonton, NJ MSA								
VERY LOW INCOME	25250	28850	32450	36050	38950	41850	44750	47600
LOW INCOME	40400	46150	51950	57700	62300	66950	71550	76150
MOD.INC-GUAR.LOAN	91550	91550	91550	91550	120850	120850	120850	120850
New York-Northern New Jersey-Long Island, NY-NJ-PA MSA								
Bergen-Passaic, NJ HUD Metro FMR Area								
VERY LOW INCOME	33150	37850	42600	47300	51100	54900	58700	62450
LOW INCOME	49450	56500	63600	70650	76300	81950	87600	93250
MOD.INC-GUAR.LOAN	101550	101550	101550	101550	134050	134050	134050	134050
Jersey City, NJ HUD Metro FMR Area								
VERY LOW INCOME	27000	30850	34700	38550	41650	44750	47850	50900
LOW INCOME	43200	49350	55550	61700	66650	71550	76500	81450
MOD.INC-GUAR.LOAN	88700	88700	88700	88700	117100	117100	117100	117100
Middlesex-Somerset-Hunterdon, NJ HUD Metro FMR Area								
VERY LOW INCOME	36750	42000	47250	52500	56700	60900	65100	69300
LOW INCOME	47600	54400	61200	68000	73450	78900	84300	89750
MOD.INC-GUAR.LOAN	97750	97750	97750	97750	129050	129050	129050	129050
Monmouth-Ocean, NJ HUD Metro FMR Area								
VERY LOW INCOME	32150	36750	41350	45900	49600	53250	56950	60600
LOW INCOME	46250	52900	59500	66100	71400	76700	81950	87250
MOD.INC-GUAR.LOAN	95000	95000	95000	95000	125400	125400	125400	125400
Newark, NJ HUD Metro FMR Area								
VERY LOW INCOME	31750	36300	40850	45350	49000	52650	56250	59900
LOW INCOME	45500	52000	58500	65000	70200	75400	80600	85800
MOD.INC-GUAR.LOAN	93450	93450	93450	93450	123350	123350	123350	123350
Ocean City, NJ MSA								
VERY LOW INCOME	26150	29850	33600	37300	40300	43300	46300	49250
LOW INCOME	41800	47750	53750	59700	64500	69250	74050	78800
MOD.INC-GUAR.LOAN	91550	91550	91550	91550	120850	120850	120850	120850

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:NEW JERSEY

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	ADJUSTED INCOME LIMITS							
Philadelphia-Camden-Wilmington, PA-NJ-DE-MD MSA								
VERY LOW INCOME	28550	32600	36700	40750	44050	47300	50550	53800
LOW INCOME	45500	52000	58500	65000	70200	75400	80600	85800
MOD.INC-GUAR.LOAN	93450	93450	93450	93450	123350	123350	123350	123350
Trenton-Ewing, NJ MSA								
VERY LOW INCOME	33500	38300	43100	47850	51700	55550	59350	63200
LOW INCOME	45500	52000	58500	65000	70200	75400	80600	85800
MOD.INC-GUAR.LOAN	93450	93450	93450	93450	123350	123350	123350	123350
Vineland-Millville-Bridgeton, NJ MSA								
VERY LOW INCOME	23250	26600	29900	33200	35900	38550	41200	43850
LOW INCOME	37150	42500	47800	53100	57350	61600	65850	70100
MOD.INC-GUAR.LOAN	91550	91550	91550	91550	120850	120850	120850	120850

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:NEW MEXICO

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Albuquerque, NM MSA									
	VERY LOW INCOME	22050	25200	28350	31450	34000	36500	39000	41550
	LOW INCOME	35200	40250	45250	50300	54300	58350	62350	66400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Farmington, NM MSA									
	VERY LOW INCOME	20300	23200	26100	29000	31350	33650	36000	38300
	LOW INCOME	32500	37100	41750	46400	50100	53800	57550	61250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Las Cruces, NM MSA									
	VERY LOW INCOME	16700	19100	21500	23850	25800	27700	29600	31500
	LOW INCOME	26700	30500	34350	38150	41200	44250	47300	50350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Santa Fe, NM MSA									
	VERY LOW INCOME	24050	27500	30950	34350	37100	39850	42600	45350
	LOW INCOME	38450	43950	49450	54950	59350	63750	68150	72550
	MOD.INC-GUAR.LOAN	79000	79000	79000	79000	104300	104300	104300	104300
Catron County, NM									
	VERY LOW INCOME	16950	19400	21800	24200	26150	28100	30050	31950
	LOW INCOME	27100	30950	34850	38700	41800	44900	48000	51100
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Chaves County, NM									
	VERY LOW INCOME	16800	19200	21600	23950	25900	27800	29700	31650
	LOW INCOME	26800	30650	34450	38300	41350	44450	47500	50550
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Cibola County, NM									
	VERY LOW INCOME	16700	19100	21500	23850	25800	27700	29600	31500
	LOW INCOME	26700	30500	34350	38150	41200	44250	47300	50350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Colfax County, NM									
	VERY LOW INCOME	18550	21200	23850	26450	28600	30700	32800	34950
	LOW INCOME	29600	33850	38050	42300	45700	49050	52450	55850
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Curry County, NM									
	VERY LOW INCOME	18400	21000	23650	26250	28350	30450	32550	34650
	LOW INCOME	29400	33600	37800	42000	45350	48700	52100	55450
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:NEW MEXICO

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- AJUSTED INCOME LIMITS ----------							
De Baca County, NM									
	VERY LOW INCOME	16700	19100	21500	23850	25800	27700	29600	31500
	LOW INCOME	26700	30500	34350	38150	41200	44250	47300	50350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Eddy County, NM									
	VERY LOW INCOME	21200	24200	27250	30250	32700	35100	37550	39950
	LOW INCOME	33900	38700	43550	48400	52250	56150	60000	63900
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Grant County, NM									
	VERY LOW INCOME	16700	19100	21500	23850	25800	27700	29600	31500
	LOW INCOME	26700	30500	34350	38150	41200	44250	47300	50350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Guadalupe County, NM									
	VERY LOW INCOME	16700	19100	21500	23850	25800	27700	29600	31500
	LOW INCOME	26700	30500	34350	38150	41200	44250	47300	50350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Harding County, NM									
	VERY LOW INCOME	18000	20550	23100	25650	27750	29800	31850	33900
	LOW INCOME	28750	32850	36950	41050	44350	47600	50900	54200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Hidalgo County, NM									
	VERY LOW INCOME	17300	19800	22250	24700	26700	28700	30650	32650
	LOW INCOME	27650	31600	35550	39500	42650	45800	49000	52150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Lea County, NM									
	VERY LOW INCOME	18950	21650	24350	27050	29250	31400	33550	35750
	LOW INCOME	30300	34650	38950	43300	46750	50250	53700	57150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Lincoln County, NM									
	VERY LOW INCOME	20100	22950	25800	28650	30950	33250	35550	37850
	LOW INCOME	32100	36700	41250	45850	49500	53200	56850	60500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Los Alamos County, NM									
	VERY LOW INCOME	36400	41600	46800	52000	56200	60350	64500	68650
	LOW INCOME	45500	52000	58500	65000	70200	75400	80600	85800
	MOD.INC-GUAR.LOAN	93450	93450	93450	93450	123350	123350	123350	123350

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02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:NEW MEXICO

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Luna County, NM									
	VERY LOW INCOME	16700	19100	21500	23850	25800	27700	29600	31500
	LOW INCOME	26700	30500	34350	38150	41200	44250	47300	50350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
McKinley County, NM									
	VERY LOW INCOME	16700	19100	21500	23850	25800	27700	29600	31500
	LOW INCOME	26700	30500	34350	38150	41200	44250	47300	50350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Mora County, NM									
	VERY LOW INCOME	16700	19100	21500	23850	25800	27700	29600	31500
	LOW INCOME	26700	30500	34350	38150	41200	44250	47300	50350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Otero County, NM									
	VERY LOW INCOME	17200	19650	22100	24550	26550	28500	30450	32450
	LOW INCOME	27500	31450	35350	39300	42450	45600	48750	51900
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Quay County, NM									
	VERY LOW INCOME	16700	19100	21500	23850	25800	27700	29600	31500
	LOW INCOME	26700	30500	34350	38150	41200	44250	47300	50350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Rio Arriba County, NM									
	VERY LOW INCOME	17800	20350	22900	25400	27450	29500	31500	33550
	LOW INCOME	28450	32500	36600	40650	43900	47150	50400	53650
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Roosevelt County, NM									
	VERY LOW INCOME	16700	19100	21500	23850	25800	27700	29600	31500
	LOW INCOME	26700	30500	34350	38150	41200	44250	47300	50350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
San Miguel County, NM									
	VERY LOW INCOME	16700	19100	21500	23850	25800	27700	29600	31500
	LOW INCOME	26700	30500	34350	38150	41200	44250	47300	50350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Sierra County, NM									
	VERY LOW INCOME	16700	19100	21500	23850	25800	27700	29600	31500
	LOW INCOME	26700	30500	34350	38150	41200	44250	47300	50350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:NEW MEXICO

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
Socorro County, NM									
	VERY LOW INCOME	16700	19100	21500	23850	25800	27700	29600	31500
	LOW INCOME	26700	30500	34350	38150	41200	44250	47300	50350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Taos County, NM									
	VERY LOW INCOME	17850	20400	22950	25450	27500	29550	31600	33600
	LOW INCOME	28500	32550	36650	40700	43950	47200	50450	53700
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Union County, NM									
	VERY LOW INCOME	16800	19200	21600	24000	25950	27850	29800	31700
	LOW INCOME	26900	30700	34550	38400	41450	44550	47600	50700
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:NEW YORK

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	---------- ADJUSTED INCOME LIMITS ----------							
Albany-Schenectady-Troy, NY MSA								
VERY LOW INCOME	27450	31350	35250	39150	42300	45450	48550	51700
LOW INCOME	43850	50100	56400	62650	67650	72650	77700	82700
MOD.INC-GUAR.LOAN	90050	90050	90050	90050	118850	118850	118850	118850
Binghamton, NY MSA								
VERY LOW INCOME	21650	24750	27850	30900	33400	35850	38350	40800
LOW INCOME	34600	39550	44500	49450	53400	57350	61300	65250
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Buffalo-Niagara Falls, NY MSA								
VERY LOW INCOME	23150	26450	29750	33050	35700	38350	41000	43650
LOW INCOME	37050	42300	47600	52900	57150	61350	65600	69850
MOD.INC-GUAR.LOAN	76050	76050	76050	76050	100400	100400	100400	100400
Elmira, NY MSA								
VERY LOW INCOME	21550	24600	27700	30750	33250	35700	38150	40600
LOW INCOME	34450	39350	44300	49200	53150	57050	61000	64950
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Glens Falls, NY MSA								
VERY LOW INCOME	22800	26050	29300	32550	35200	37800	40400	43000
LOW INCOME	36450	41700	46900	52100	56250	60450	64600	68750
MOD.INC-GUAR.LOAN	74900	74900	74900	74900	98850	98850	98850	98850
Ithaca, NY MSA								
VERY LOW INCOME	27600	31550	35500	39400	42600	45750	48900	52050
LOW INCOME	44150	50450	56750	63050	68100	73150	78200	83250
MOD.INC-GUAR.LOAN	90650	90650	90650	90650	119650	119650	119650	119650
Kingston, NY MSA								
VERY LOW INCOME	25900	29600	33300	36950	39950	42900	45850	48800
LOW INCOME	41350	47300	53200	59100	63850	68550	73300	78000
MOD.INC-GUAR.LOAN	84950	84950	84950	84950	112150	112150	112150	112150
New York-Northern New Jersey-Long Island, NY-NJ-PA MSA								
Nassau-Suffolk, NY HUD Metro FMR Area								
VERY LOW INCOME	37650	43000	48400	53750	58050	62350	66650	70950
LOW INCOME	54900	62700	70550	78400	84650	90950	97200	103500
MOD.INC-GUAR.LOAN	112700	112700	112700	112700	148750	148750	148750	148750
New York, NY HUD Metro FMR Area								
VERY LOW INCOME	30100	34400	38700	42950	46400	49850	53300	56700
LOW INCOME	48100	54950	61850	68700	74200	79700	85200	90700
MOD.INC-GUAR.LOAN	98750	98750	98750	98750	130350	130350	130350	130350

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:NEW YORK

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	ADJUSTED INCOME LIMITS							
Rockland County, NY HUD Metro FMR Area								
VERY LOW INCOME	36900	42200	47450	52700	56950	61150	65350	69600
LOW INCOME	48100	54950	61850	68700	74200	79700	85200	90700
MOD.INC-GUAR.LOAN	98750	98750	98750	98750	130350	130350	130350	130350
Westchester County, NY Statutory Exception Area								
VERY LOW INCOME	37800	43200	48600	53950	58300	62600	66900	71250
LOW INCOME	52900	60500	68050	75600	81650	87700	93750	99800
MOD.INC-GUAR.LOAN	108700	108700	108700	108700	143500	143500	143500	143500
Poughkeepsie-Newburgh-Middletown, NY MSA								
VERY LOW INCOME	30550	34900	39250	43600	47100	50600	54100	57600
LOW INCOME	45500	52000	58500	65000	70200	75400	80600	85800
MOD.INC-GUAR.LOAN	93450	93450	93450	93450	123350	123350	123350	123350
Rochester, NY MSA								
VERY LOW INCOME	24050	27500	30950	34350	37100	39850	42600	45350
LOW INCOME	38450	43950	49450	54950	59350	63750	68150	72550
MOD.INC-GUAR.LOAN	79000	79000	79000	79000	104300	104300	104300	104300
Syracuse, NY MSA								
VERY LOW INCOME	23700	27100	30500	33850	36600	39300	42000	44700
LOW INCOME	37900	43300	48750	54150	58500	62800	67150	71500
MOD.INC-GUAR.LOAN	77850	77850	77850	77850	102750	102750	102750	102750
Utica-Rome, NY MSA								
VERY LOW INCOME	21600	24700	27800	30850	33350	35800	38300	40750
LOW INCOME	34550	39500	44400	49350	53300	57250	61200	65150
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Allegany County, NY								
VERY LOW INCOME	20200	23100	26000	28850	31200	33500	35800	38100
LOW INCOME	32300	36900	41550	46150	49850	53550	57250	60900
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Cattaraugus County, NY								
VERY LOW INCOME	20200	23100	26000	28850	31200	33500	35800	38100
LOW INCOME	32300	36900	41550	46150	49850	53550	57250	60900
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Cayuga County, NY								
VERY LOW INCOME	21900	25000	28150	31250	33750	36250	38750	41250
LOW INCOME	35000	40000	45000	50000	54000	58000	62000	66000
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:NEW YORK

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Chautauqua County, NY									
	VERY LOW INCOME	20200	23100	26000	28850	31200	33500	35800	38100
	LOW INCOME	32300	36900	41550	46150	49850	53550	57250	60900
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Chenango County, NY									
	VERY LOW INCOME	20200	23100	26000	28850	31200	33500	35800	38100
	LOW INCOME	32300	36900	41550	46150	49850	53550	57250	60900
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Clinton County, NY									
	VERY LOW INCOME	23100	26400	29700	33000	35650	38300	40950	43600
	LOW INCOME	36950	42250	47500	52800	57000	61250	65450	69700
	MOD.INC-GUAR.LOAN	75900	75900	75900	75900	100200	100200	100200	100200
Columbia County, NY									
	VERY LOW INCOME	25900	29600	33300	37000	40000	42950	45900	48850
	LOW INCOME	41450	47350	53300	59200	63950	68650	73400	78150
	MOD.INC-GUAR.LOAN	85100	85100	85100	85100	112350	112350	112350	112350
Cortland County, NY									
	VERY LOW INCOME	21500	24600	27650	30700	33200	35650	38100	40550
	LOW INCOME	34350	39300	44200	49100	53050	56950	60900	64800
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Delaware County, NY									
	VERY LOW INCOME	20200	23100	26000	28850	31200	33500	35800	38100
	LOW INCOME	32300	36900	41550	46150	49850	53550	57250	60900
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Essex County, NY									
	VERY LOW INCOME	21050	24050	27050	30050	32500	34900	37300	39700
	LOW INCOME	33650	38500	43300	48100	51950	55800	59650	63500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Franklin County, NY									
	VERY LOW INCOME	20200	23100	26000	28850	31200	33500	35800	38100
	LOW INCOME	32300	36900	41550	46150	49850	53550	57250	60900
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Fulton County, NY									
	VERY LOW INCOME	20200	23100	26000	28850	31200	33500	35800	38100
	LOW INCOME	32300	36900	41550	46150	49850	53550	57250	60900
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:NEW YORK

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Genesee County, NY									
	VERY LOW INCOME	22900	26150	29400	32650	35300	37900	40500	43100
	LOW INCOME	36600	41800	47050	52250	56450	60600	64800	68950
	MOD.INC-GUAR.LOAN	75100	75100	75100	75100	99150	99150	99150	99150
Greene County, NY									
	VERY LOW INCOME	20650	23600	26550	29500	31900	34250	36600	38950
	LOW INCOME	33050	37750	42500	47200	51000	54750	58550	62300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Hamilton County, NY									
	VERY LOW INCOME	22450	25650	28850	32050	34650	37200	39750	42350
	LOW INCOME	35900	41050	46150	51300	55400	59500	63600	67700
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Jefferson County, NY									
	VERY LOW INCOME	20900	23900	26900	29850	32250	34650	37050	39450
	LOW INCOME	33450	38200	43000	47750	51550	55400	59200	63050
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Lewis County, NY									
	VERY LOW INCOME	20200	23100	26000	28850	31200	33500	35800	38100
	LOW INCOME	32300	36900	41550	46150	49850	53550	57250	60900
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Montgomery County, NY									
	VERY LOW INCOME	22200	25400	28550	31750	34250	36800	39350	41900
	LOW INCOME	35550	40650	45700	50800	54850	58950	63000	67050
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Otsego County, NY									
	VERY LOW INCOME	21250	24250	27300	30300	32750	35150	37600	40000
	LOW INCOME	33950	38800	43650	48500	52400	56250	60150	64000
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Schuyler County, NY									
	VERY LOW INCOME	20200	23100	26000	28850	31200	33500	35800	38100
	LOW INCOME	32300	36900	41550	46150	49850	53550	57250	60900
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Seneca County, NY									
	VERY LOW INCOME	20200	23100	26000	28850	31200	33500	35800	38100
	LOW INCOME	32300	36900	41550	46150	49850	53550	57250	60900
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:NEW YORK

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
St. Lawrence County, NY									
	VERY LOW INCOME	20200	23100	26000	28850	31200	33500	35800	38100
	LOW INCOME	32300	36900	41550	46150	49850	53550	57250	60900
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Steuben County, NY									
	VERY LOW INCOME	20700	23650	26600	29550	31950	34300	36650	39050
	LOW INCOME	33100	37850	42550	47300	51100	54850	58650	62450
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Sullivan County, NY									
	VERY LOW INCOME	22050	25200	28350	31500	34050	36550	39100	41600
	LOW INCOME	35300	40300	45350	50400	54450	58450	62500	66550
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Wyoming County, NY									
	VERY LOW INCOME	21950	25050	28200	31300	33850	36350	38850	41350
	LOW INCOME	35050	40100	45100	50100	54100	58100	62100	66150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Yates County, NY									
	VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
	LOW INCOME	34100	38950	43850	48700	52600	56500	60400	64300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:NORTH CAROLINA

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	---------- ADJUSTED INCOME LIMITS ----------							
Asheville, NC MSA								
Asheville, NC HUD Metro FMR Area								
VERY LOW INCOME	20450	23400	26300	29200	31550	33900	36250	38550
LOW INCOME	32700	37350	42050	46700	50450	54150	57900	61650
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Haywood County, NC HUD Metro FMR Area								
VERY LOW INCOME	19200	21950	24700	27400	29600	31800	34000	36200
LOW INCOME	30700	35100	39450	43850	47350	50850	54350	57900
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Burlington, NC MSA								
VERY LOW INCOME	19650	22450	25250	28050	30300	32550	34800	37050
LOW INCOME	31450	35900	40400	44900	48500	52100	55700	59250
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Charlotte-Gastonia-Rock Hill, NC-SC MSA								
Anson County, NC HUD Metro FMR Area								
VERY LOW INCOME	17650	20200	22700	25200	27250	29250	31250	33300
LOW INCOME	28200	32250	36250	40300	43500	46750	49950	53200
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Charlotte-Gastonia-Rock Hill, NC-SC HUD Metro FMR Area								
VERY LOW INCOME	24000	27400	30850	34250	37000	39750	42500	45250
LOW INCOME	38350	43850	49300	54800	59200	63550	67950	72350
MOD.INC-GUAR.LOAN	78800	78800	78800	78800	104000	104000	104000	104000
Durham-Chapel Hill, NC HUD Metro FMR Area								
Durham-Chapel Hill, NC HUD Metro FMR Area								
VERY LOW INCOME	24950	28500	32100	35650	38500	41350	44200	47050
LOW INCOME	39950	45650	51350	57050	61600	66200	70750	75300
MOD.INC-GUAR.LOAN	82000	82000	82000	82000	108250	108250	108250	108250
Person County, NC HUD Metro FMR Area								
VERY LOW INCOME	20400	23300	26200	29100	31450	33800	36100	38450
LOW INCOME	32600	37250	41900	46550	50250	54000	57700	61450
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Fayetteville, NC MSA								
Fayetteville, NC HUD Metro FMR Area								
VERY LOW INCOME	18500	21150	23800	26400	28550	30650	32750	34850
LOW INCOME	29600	33800	38050	42250	45650	49000	52400	55750
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:NORTH CAROLINA

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	---------- AJUSTED INCOME LIMITS ----------							
Hoke County, NC HUD Metro FMR Area								
VERY LOW INCOME	18500	21150	23800	26400	28550	30650	32750	34850
LOW INCOME	29600	33800	38050	42250	45650	49000	52400	55750
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Goldsboro, NC MSA								
VERY LOW INCOME	18750	21400	24100	26750	28900	31050	33200	35350
LOW INCOME	29950	34250	38500	42800	46200	49650	53050	56500
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Greensboro-High Point, NC MSA								
Greensboro-High Point, NC HUD Metro FMR Area								
VERY LOW INCOME	20500	23400	26350	29250	31600	33950	36250	38600
LOW INCOME	32750	37450	42100	46800	50550	54300	58050	61800
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Rockingham County, NC HUD Metro FMR Area								
VERY LOW INCOME	17850	20400	22950	25500	27550	29600	31650	33700
LOW INCOME	28550	32650	36700	40800	44050	47350	50600	53850
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Greenville, NC MSA								
Greene County, NC HUD Metro FMR Area								
VERY LOW INCOME	18550	21200	23850	26450	28600	30700	32800	34950
LOW INCOME	29600	33850	38050	42300	45700	49050	52450	55850
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Greenville, NC HUD Metro FMR Area								
VERY LOW INCOME	20100	23000	25850	28700	31000	33300	35600	37900
LOW INCOME	32150	36700	41300	45900	49550	53250	56900	60600
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Hickory-Lenoir-Morganton, NC MSA								
VERY LOW INCOME	18700	21350	24000	26650	28800	30950	33050	35200
LOW INCOME	29850	34100	38400	42650	46050	49450	52900	56300
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Jacksonville, NC MSA								
VERY LOW INCOME	17950	20500	23050	25600	27650	29700	31750	33800
LOW INCOME	28650	32750	36850	40950	44250	47500	50800	54050
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:NORTH CAROLINA

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	---------- AJUSTED INCOME LIMITS ----------							
Raleigh-Cary, NC MSA								
VERY LOW INCOME	28000	32000	36000	39950	43150	46350	49550	52750
LOW INCOME	44750	51100	57500	63900	69000	74100	79250	84350
MOD.INC-GUAR.LOAN	91850	91850	91850	91850	121250	121250	121250	121250
Rocky Mount, NC MSA								
VERY LOW INCOME	18450	21100	23750	26350	28500	30600	32700	34800
LOW INCOME	29500	33700	37950	42150	45500	48900	52250	55650
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Virginia Beach-Norfolk-Newport News, VA-NC MSA								
VERY LOW INCOME	25700	29350	33000	36650	39600	42550	45450	48400
LOW INCOME	41050	46900	52800	58650	63350	68050	72750	77400
MOD.INC-GUAR.LOAN	84300	84300	84300	84300	111300	111300	111300	111300
Wilmington, NC MSA								
Pender County, NC HUD Metro FMR Area								
VERY LOW INCOME	20150	23000	25900	28750	31050	33350	35650	37950
LOW INCOME	32200	36800	41400	46000	49700	53350	57050	60700
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Wilmington, NC HUD Metro FMR Area								
VERY LOW INCOME	21950	25100	28250	31350	33900	36400	38900	41400
LOW INCOME	35100	40100	45150	50150	54150	58150	62200	66200
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Winston-Salem, NC MSA								
VERY LOW INCOME	21700	24800	27900	31000	33500	36000	38450	40950
LOW INCOME	34700	39700	44650	49600	53550	57550	61500	65450
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Alleghany County, NC								
VERY LOW INCOME	17650	20200	22700	25200	27250	29250	31250	33300
LOW INCOME	28200	32250	36250	40300	43500	46750	49950	53200
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Ashe County, NC								
VERY LOW INCOME	17650	20200	22700	25200	27250	29250	31250	33300
LOW INCOME	28200	32250	36250	40300	43500	46750	49950	53200
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Avery County, NC								
VERY LOW INCOME	17750	20250	22800	25300	27350	29350	31400	33400
LOW INCOME	28350	32400	36450	40500	43750	47000	50200	53450
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:NORTH CAROLINA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
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		A J U S T E D I N C O M E L I M I T S							
Beaufort County, NC									
	VERY LOW INCOME	18700	21400	24050	26700	28850	31000	33150	35250
	LOW INCOME	29900	34150	38450	42700	46100	49550	52950	56350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Bertie County, NC									
	VERY LOW INCOME	17650	20200	22700	25200	27250	29250	31250	33300
	LOW INCOME	28200	32250	36250	40300	43500	46750	49950	53200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Bladen County, NC									
	VERY LOW INCOME	17650	20200	22700	25200	27250	29250	31250	33300
	LOW INCOME	28200	32250	36250	40300	43500	46750	49950	53200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Camden County, NC									
	VERY LOW INCOME	23950	27400	30800	34200	36950	39700	42450	45150
	LOW INCOME	38300	43750	49250	54700	59100	63450	67850	72200
	MOD.INC-GUAR.LOAN	78650	78650	78650	78650	103800	103800	103800	103800
Carteret County, NC									
	VERY LOW INCOME	21250	24250	27300	30300	32750	35150	37600	40000
	LOW INCOME	33950	38800	43650	48500	52400	56250	60150	64000
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Caswell County, NC									
	VERY LOW INCOME	18250	20850	23450	26050	28150	30250	32350	34400
	LOW INCOME	29200	33350	37550	41700	45050	48350	51700	55050
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Cherokee County, NC									
	VERY LOW INCOME	17650	20200	22700	25200	27250	29250	31250	33300
	LOW INCOME	28200	32250	36250	40300	43500	46750	49950	53200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Chowan County, NC									
	VERY LOW INCOME	17650	20200	22700	25200	27250	29250	31250	33300
	LOW INCOME	28200	32250	36250	40300	43500	46750	49950	53200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Clay County, NC									
	VERY LOW INCOME	17650	20200	22700	25200	27250	29250	31250	33300
	LOW INCOME	28200	32250	36250	40300	43500	46750	49950	53200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
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02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:NORTH CAROLINA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Cleveland County, NC									
	VERY LOW INCOME	17800	20350	22900	25450	27500	29500	31550	33600
	LOW INCOME	28500	32550	36650	40700	43950	47200	50450	53700
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Columbus County, NC									
	VERY LOW INCOME	17650	20200	22700	25200	27250	29250	31250	33300
	LOW INCOME	28200	32250	36250	40300	43500	46750	49950	53200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Craven County, NC									
	VERY LOW INCOME	20300	23200	26100	29000	31350	33650	36000	38300
	LOW INCOME	32500	37100	41750	46400	50100	53800	57550	61250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Dare County, NC									
	VERY LOW INCOME	24500	28000	31500	34950	37750	40550	43350	46150
	LOW INCOME	39150	44700	50300	55900	60350	64850	69300	73800
	MOD.INC-GUAR.LOAN	80350	80350	80350	80350	106050	106050	106050	106050
Davidson County, NC									
	VERY LOW INCOME	19850	22700	25550	28350	30650	32900	35200	37450
	LOW INCOME	31750	36300	40800	45350	49000	52600	56250	59850
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Duplin County, NC									
	VERY LOW INCOME	17650	20200	22700	25200	27250	29250	31250	33300
	LOW INCOME	28200	32250	36250	40300	43500	46750	49950	53200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Gates County, NC									
	VERY LOW INCOME	20650	23600	26550	29500	31900	34250	36600	38950
	LOW INCOME	33050	37750	42500	47200	51000	54750	58550	62300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Graham County, NC									
	VERY LOW INCOME	17650	20200	22700	25200	27250	29250	31250	33300
	LOW INCOME	28200	32250	36250	40300	43500	46750	49950	53200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Granville County, NC									
	VERY LOW INCOME	21300	24350	27400	30400	32850	35300	37700	40150
	LOW INCOME	34050	38900	43800	48650	52550	56450	60350	64200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:NORTH CAROLINA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- AJUSTED INCOME LIMITS ----------							
Halifax County, NC									
	VERY LOW INCOME	17650	20200	22700	25200	27250	29250	31250	33300
	LOW INCOME	28200	32250	36250	40300	43500	46750	49950	53200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Harnett County, NC									
	VERY LOW INCOME	19500	22300	25100	27850	30100	32350	34550	36800
	LOW INCOME	31200	35650	40100	44550	48100	51700	55250	58800
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Hertford County, NC									
	VERY LOW INCOME	17650	20200	22700	25200	27250	29250	31250	33300
	LOW INCOME	28200	32250	36250	40300	43500	46750	49950	53200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Hyde County, NC									
	VERY LOW INCOME	17650	20200	22700	25200	27250	29250	31250	33300
	LOW INCOME	28200	32250	36250	40300	43500	46750	49950	53200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Iredell County, NC									
	VERY LOW INCOME	21650	24750	27850	30900	33400	35850	38350	40800
	LOW INCOME	34600	39550	44500	49450	53400	57350	61300	65250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Jackson County, NC									
	VERY LOW INCOME	18450	21050	23700	26300	28450	30550	32650	34750
	LOW INCOME	29450	33700	37900	42100	45450	48850	52200	55550
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Jones County, NC									
	VERY LOW INCOME	17950	20500	23050	25600	27650	29700	31750	33800
	LOW INCOME	28650	32750	36850	40950	44250	47500	50800	54050
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Lee County, NC									
	VERY LOW INCOME	19850	22700	25550	28350	30650	32900	35200	37450
	LOW INCOME	31750	36300	40800	45350	49000	52600	56250	59850
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Lenoir County, NC									
	VERY LOW INCOME	17650	20200	22700	25200	27250	29250	31250	33300
	LOW INCOME	28200	32250	36250	40300	43500	46750	49950	53200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
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02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:NORTH CAROLINA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Lincoln County, NC									
	VERY LOW INCOME	22450	25650	28850	32050	34600	37200	39750	42300
	LOW INCOME	35900	41050	46150	51300	55400	59500	63600	67700
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Macon County, NC									
	VERY LOW INCOME	17800	20350	22900	25400	27450	29500	31500	33550
	LOW INCOME	28450	32500	36600	40650	43900	47150	50400	53650
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Martin County, NC									
	VERY LOW INCOME	17650	20200	22700	25200	27250	29250	31250	33300
	LOW INCOME	28200	32250	36250	40300	43500	46750	49950	53200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
McDowell County, NC									
	VERY LOW INCOME	17650	20200	22700	25200	27250	29250	31250	33300
	LOW INCOME	28200	32250	36250	40300	43500	46750	49950	53200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Mitchell County, NC									
	VERY LOW INCOME	17650	20200	22700	25200	27250	29250	31250	33300
	LOW INCOME	28200	32250	36250	40300	43500	46750	49950	53200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Montgomery County, NC									
	VERY LOW INCOME	17650	20200	22700	25200	27250	29250	31250	33300
	LOW INCOME	28200	32250	36250	40300	43500	46750	49950	53200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Moore County, NC									
	VERY LOW INCOME	22300	25450	28650	31800	34350	36900	39450	42000
	LOW INCOME	35650	40700	45800	50900	54950	59050	63100	67200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Northampton County, NC									
	VERY LOW INCOME	17650	20200	22700	25200	27250	29250	31250	33300
	LOW INCOME	28200	32250	36250	40300	43500	46750	49950	53200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Pamlico County, NC									
	VERY LOW INCOME	19400	22150	24900	27650	29900	32100	34300	36500
	LOW INCOME	31000	35400	39850	44250	47800	51350	54850	58400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:NORTH CAROLINA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Pasquotank County, NC									
	VERY LOW INCOME	20800	23750	26700	29650	32050	34400	36800	39150
	LOW INCOME	33200	37950	42700	47450	51250	55050	58850	62650
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Perquimans County, NC									
	VERY LOW INCOME	18200	20800	23400	25950	28050	30150	32200	34300
	LOW INCOME	29050	33200	37350	41500	44800	48150	51450	54800
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Polk County, NC									
	VERY LOW INCOME	19650	22450	25250	28050	30300	32550	34800	37050
	LOW INCOME	31450	35900	40400	44900	48500	52100	55700	59250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Richmond County, NC									
	VERY LOW INCOME	17650	20200	22700	25200	27250	29250	31250	33300
	LOW INCOME	28200	32250	36250	40300	43500	46750	49950	53200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Robeson County, NC									
	VERY LOW INCOME	17650	20200	22700	25200	27250	29250	31250	33300
	LOW INCOME	28200	32250	36250	40300	43500	46750	49950	53200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Rowan County, NC									
	VERY LOW INCOME	22450	25650	28850	32050	34600	37200	39750	42300
	LOW INCOME	35900	41050	46150	51300	55400	59500	63600	67700
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Rutherford County, NC									
	VERY LOW INCOME	17650	20200	22700	25200	27250	29250	31250	33300
	LOW INCOME	28200	32250	36250	40300	43500	46750	49950	53200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Sampson County, NC									
	VERY LOW INCOME	17650	20200	22700	25200	27250	29250	31250	33300
	LOW INCOME	28200	32250	36250	40300	43500	46750	49950	53200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Scotland County, NC									
	VERY LOW INCOME	17650	20200	22700	25200	27250	29250	31250	33300
	LOW INCOME	28200	32250	36250	40300	43500	46750	49950	53200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:NORTH CAROLINA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Stanly County, NC									
	VERY LOW INCOME	21600	24650	27750	30800	33300	35750	38200	40700
	LOW INCOME	34500	39450	44350	49300	53250	57200	61150	65100
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Surry County, NC									
	VERY LOW INCOME	17650	20200	22700	25200	27250	29250	31250	33300
	LOW INCOME	28200	32250	36250	40300	43500	46750	49950	53200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Swain County, NC									
	VERY LOW INCOME	18550	21200	23850	26450	28600	30700	32800	34950
	LOW INCOME	29600	33850	38050	42300	45700	49050	52450	55850
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Transylvania County, NC									
	VERY LOW INCOME	19850	22700	25550	28350	30650	32900	35200	37450
	LOW INCOME	31750	36300	40800	45350	49000	52600	56250	59850
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Tyrrell County, NC									
	VERY LOW INCOME	17650	20200	22700	25200	27250	29250	31250	33300
	LOW INCOME	28200	32250	36250	40300	43500	46750	49950	53200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Vance County, NC									
	VERY LOW INCOME	17650	20200	22700	25200	27250	29250	31250	33300
	LOW INCOME	28200	32250	36250	40300	43500	46750	49950	53200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Warren County, NC									
	VERY LOW INCOME	17650	20200	22700	25200	27250	29250	31250	33300
	LOW INCOME	28200	32250	36250	40300	43500	46750	49950	53200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Washington County, NC									
	VERY LOW INCOME	17650	20200	22700	25200	27250	29250	31250	33300
	LOW INCOME	28200	32250	36250	40300	43500	46750	49950	53200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Watauga County, NC									
	VERY LOW INCOME	21800	24900	28000	31100	33600	36100	38600	41100
	LOW INCOME	34850	39800	44800	49750	53750	57700	61700	65650
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT
02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:NORTH CAROLINA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
Wilkes County, NC									
	VERY LOW INCOME	17950	20500	23100	25650	27700	29750	31800	33850
	LOW INCOME	28750	32850	36950	41050	44350	47600	50900	54200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Wilson County, NC									
	VERY LOW INCOME	17900	20450	23000	25550	27600	29650	31700	33750
	LOW INCOME	28650	32700	36800	40900	44150	47450	50700	54000
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Yancey County, NC									
	VERY LOW INCOME	17650	20200	22700	25200	27250	29250	31250	33300
	LOW INCOME	28200	32250	36250	40300	43500	46750	49950	53200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:NORTH DAKOTA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Bismarck, ND MSA									
	VERY LOW INCOME	26850	30700	34550	38350	41450	44500	47600	50650
	LOW INCOME	42950	49100	55200	61350	66250	71150	76050	81000
	MOD.INC-GUAR.LOAN	88200	88200	88200	88200	116400	116400	116400	116400
Fargo, ND-MN MSA									
	VERY LOW INCOME	25850	29550	33250	36900	39900	42850	45800	48750
	LOW INCOME	41350	47250	53150	59050	63750	68500	73200	77950
	MOD.INC-GUAR.LOAN	84900	84900	84900	84900	112050	112050	112050	112050
Grand Forks, ND-MN MSA									
	VERY LOW INCOME	24450	27950	31450	34900	37700	40500	43300	46100
	LOW INCOME	39100	44700	50250	55850	60300	64800	69250	73700
	MOD.INC-GUAR.LOAN	80300	80300	80300	80300	106000	106000	106000	106000
Adams County, ND									
	VERY LOW INCOME	23300	26600	29950	33250	35950	38600	41250	43900
	LOW INCOME	37250	42550	47900	53200	57450	61700	65950	70200
	MOD.INC-GUAR.LOAN	78200	78200	78200	78200	103200	103200	103200	103200
Barnes County, ND									
	VERY LOW INCOME	23300	26600	29950	33250	35950	38600	41250	43900
	LOW INCOME	37250	42550	47900	53200	57450	61700	65950	70200
	MOD.INC-GUAR.LOAN	78200	78200	78200	78200	103200	103200	103200	103200
Benson County, ND									
	VERY LOW INCOME	23300	26600	29950	33250	35950	38600	41250	43900
	LOW INCOME	37250	42550	47900	53200	57450	61700	65950	70200
	MOD.INC-GUAR.LOAN	78200	78200	78200	78200	103200	103200	103200	103200
Billings County, ND									
	VERY LOW INCOME	23700	27100	30500	33850	36600	39300	42000	44700
	LOW INCOME	37900	43300	48750	54150	58500	62800	67150	71500
	MOD.INC-GUAR.LOAN	78200	78200	78200	78200	103200	103200	103200	103200
Bottineau County, ND									
	VERY LOW INCOME	23300	26600	29950	33250	35950	38600	41250	43900
	LOW INCOME	37250	42550	47900	53200	57450	61700	65950	70200
	MOD.INC-GUAR.LOAN	78200	78200	78200	78200	103200	103200	103200	103200
Bowman County, ND									
	VERY LOW INCOME	23700	27100	30500	33850	36600	39300	42000	44700
	LOW INCOME	37900	43300	48750	54150	58500	62800	67150	71500
	MOD.INC-GUAR.LOAN	78200	78200	78200	78200	103200	103200	103200	103200

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:NORTH DAKOTA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
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		A J U S T E D I N C O M E L I M I T S							
Burke County, ND									
	VERY LOW INCOME	23700	27100	30500	33850	36600	39300	42000	44700
	LOW INCOME	37900	43300	48750	54150	58500	62800	67150	71500
	MOD.INC-GUAR.LOAN	78200	78200	78200	78200	103200	103200	103200	103200
Cavalier County, ND									
	VERY LOW INCOME	23300	26600	29950	33250	35950	38600	41250	43900
	LOW INCOME	37250	42550	47900	53200	57450	61700	65950	70200
	MOD.INC-GUAR.LOAN	78200	78200	78200	78200	103200	103200	103200	103200
Dickey County, ND									
	VERY LOW INCOME	23300	26600	29950	33250	35950	38600	41250	43900
	LOW INCOME	37250	42550	47900	53200	57450	61700	65950	70200
	MOD.INC-GUAR.LOAN	78200	78200	78200	78200	103200	103200	103200	103200
Divide County, ND									
	VERY LOW INCOME	23700	27100	30500	33850	36600	39300	42000	44700
	LOW INCOME	37900	43300	48750	54150	58500	62800	67150	71500
	MOD.INC-GUAR.LOAN	78200	78200	78200	78200	103200	103200	103200	103200
Dunn County, ND									
	VERY LOW INCOME	23700	27100	30500	33850	36600	39300	42000	44700
	LOW INCOME	37900	43300	48750	54150	58500	62800	67150	71500
	MOD.INC-GUAR.LOAN	78200	78200	78200	78200	103200	103200	103200	103200
Eddy County, ND									
	VERY LOW INCOME	23300	26600	29950	33250	35950	38600	41250	43900
	LOW INCOME	37250	42550	47900	53200	57450	61700	65950	70200
	MOD.INC-GUAR.LOAN	78200	78200	78200	78200	103200	103200	103200	103200
Emmons County, ND									
	VERY LOW INCOME	23300	26600	29950	33250	35950	38600	41250	43900
	LOW INCOME	37250	42550	47900	53200	57450	61700	65950	70200
	MOD.INC-GUAR.LOAN	78200	78200	78200	78200	103200	103200	103200	103200
Foster County, ND									
	VERY LOW INCOME	23800	27200	30600	34000	36750	39450	42200	44900
	LOW INCOME	38100	43500	48950	54400	58750	63100	67450	71800
	MOD.INC-GUAR.LOAN	78200	78200	78200	78200	103200	103200	103200	103200
Golden Valley County, ND									
	VERY LOW INCOME	23300	26600	29950	33250	35950	38600	41250	43900
	LOW INCOME	37250	42550	47900	53200	57450	61700	65950	70200
	MOD.INC-GUAR.LOAN	78200	78200	78200	78200	103200	103200	103200	103200

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:NORTH DAKOTA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
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		A J U S T E D I N C O M E L I M I T S							
Grant County, ND									
	VERY LOW INCOME	23300	26600	29950	33250	35950	38600	41250	43900
	LOW INCOME	37250	42550	47900	53200	57450	61700	65950	70200
	MOD.INC-GUAR.LOAN	78200	78200	78200	78200	103200	103200	103200	103200
Griggs County, ND									
	VERY LOW INCOME	23300	26600	29950	33250	35950	38600	41250	43900
	LOW INCOME	37250	42550	47900	53200	57450	61700	65950	70200
	MOD.INC-GUAR.LOAN	78200	78200	78200	78200	103200	103200	103200	103200
Hettinger County, ND									
	VERY LOW INCOME	23300	26600	29950	33250	35950	38600	41250	43900
	LOW INCOME	37250	42550	47900	53200	57450	61700	65950	70200
	MOD.INC-GUAR.LOAN	78200	78200	78200	78200	103200	103200	103200	103200
Kidder County, ND									
	VERY LOW INCOME	23300	26600	29950	33250	35950	38600	41250	43900
	LOW INCOME	37250	42550	47900	53200	57450	61700	65950	70200
	MOD.INC-GUAR.LOAN	78200	78200	78200	78200	103200	103200	103200	103200
LaMoure County, ND									
	VERY LOW INCOME	23300	26600	29950	33250	35950	38600	41250	43900
	LOW INCOME	37250	42550	47900	53200	57450	61700	65950	70200
	MOD.INC-GUAR.LOAN	78200	78200	78200	78200	103200	103200	103200	103200
Logan County, ND									
	VERY LOW INCOME	23300	26600	29950	33250	35950	38600	41250	43900
	LOW INCOME	37250	42550	47900	53200	57450	61700	65950	70200
	MOD.INC-GUAR.LOAN	78200	78200	78200	78200	103200	103200	103200	103200
McHenry County, ND									
	VERY LOW INCOME	23300	26600	29950	33250	35950	38600	41250	43900
	LOW INCOME	37250	42550	47900	53200	57450	61700	65950	70200
	MOD.INC-GUAR.LOAN	78200	78200	78200	78200	103200	103200	103200	103200
McIntosh County, ND									
	VERY LOW INCOME	23300	26600	29950	33250	35950	38600	41250	43900
	LOW INCOME	37250	42550	47900	53200	57450	61700	65950	70200
	MOD.INC-GUAR.LOAN	78200	78200	78200	78200	103200	103200	103200	103200
McKenzie County, ND									
	VERY LOW INCOME	23300	26600	29950	33250	35950	38600	41250	43900
	LOW INCOME	37250	42550	47900	53200	57450	61700	65950	70200
	MOD.INC-GUAR.LOAN	78200	78200	78200	78200	103200	103200	103200	103200

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02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:NORTH DAKOTA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
McLean County, ND									
	VERY LOW INCOME	23400	26750	30100	33400	36100	38750	41450	44100
	LOW INCOME	37400	42750	48100	53450	57750	62000	66300	70550
	MOD.INC-GUAR.LOAN	78200	78200	78200	78200	103200	103200	103200	103200
Mercer County, ND									
	VERY LOW INCOME	26950	30800	34650	38500	41600	44700	47750	50850
	LOW INCOME	43100	49300	55450	61600	66550	71450	76400	81300
	MOD.INC-GUAR.LOAN	88550	88550	88550	88550	116900	116900	116900	116900
Mountrail County, ND									
	VERY LOW INCOME	23700	27100	30500	33850	36600	39300	42000	44700
	LOW INCOME	37900	43300	48750	54150	58500	62800	67150	71500
	MOD.INC-GUAR.LOAN	78200	78200	78200	78200	103200	103200	103200	103200
Nelson County, ND									
	VERY LOW INCOME	23300	26600	29950	33250	35950	38600	41250	43900
	LOW INCOME	37250	42550	47900	53200	57450	61700	65950	70200
	MOD.INC-GUAR.LOAN	78200	78200	78200	78200	103200	103200	103200	103200
Oliver County, ND									
	VERY LOW INCOME	26950	30800	34650	38500	41600	44700	47750	50850
	LOW INCOME	43100	49300	55450	61600	66550	71450	76400	81300
	MOD.INC-GUAR.LOAN	88550	88550	88550	88550	116900	116900	116900	116900
Pembina County, ND									
	VERY LOW INCOME	23350	26700	30050	33350	36050	38700	41400	44050
	LOW INCOME	37350	42700	48000	53350	57600	61900	66150	70400
	MOD.INC-GUAR.LOAN	78200	78200	78200	78200	103200	103200	103200	103200
Pierce County, ND									
	VERY LOW INCOME	23300	26600	29950	33250	35950	38600	41250	43900
	LOW INCOME	37250	42550	47900	53200	57450	61700	65950	70200
	MOD.INC-GUAR.LOAN	78200	78200	78200	78200	103200	103200	103200	103200
Ramsey County, ND									
	VERY LOW INCOME	23300	26600	29950	33250	35950	38600	41250	43900
	LOW INCOME	37250	42550	47900	53200	57450	61700	65950	70200
	MOD.INC-GUAR.LOAN	78200	78200	78200	78200	103200	103200	103200	103200
Ransom County, ND									
	VERY LOW INCOME	23400	26750	30100	33400	36100	38750	41450	44100
	LOW INCOME	37400	42750	48100	53450	57750	62000	66300	70550
	MOD.INC-GUAR.LOAN	78200	78200	78200	78200	103200	103200	103200	103200

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:NORTH DAKOTA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Renville County, ND									
	VERY LOW INCOME	23300	26600	29950	33250	35950	38600	41250	43900
	LOW INCOME	37250	42550	47900	53200	57450	61700	65950	70200
	MOD.INC-GUAR.LOAN	78200	78200	78200	78200	103200	103200	103200	103200
Richland County, ND									
	VERY LOW INCOME	24750	28300	31850	35350	38200	41050	43850	46700
	LOW INCOME	39600	45250	50900	56550	61050	65600	70100	74650
	MOD.INC-GUAR.LOAN	81300	81300	81300	81300	107300	107300	107300	107300
Rolette County, ND									
	VERY LOW INCOME	23300	26600	29950	33250	35950	38600	41250	43900
	LOW INCOME	37250	42550	47900	53200	57450	61700	65950	70200
	MOD.INC-GUAR.LOAN	78200	78200	78200	78200	103200	103200	103200	103200
Sargent County, ND									
	VERY LOW INCOME	23700	27050	30450	33800	36550	39250	41950	44650
	LOW INCOME	37850	43300	48700	54100	58450	62750	67100	71400
	MOD.INC-GUAR.LOAN	78200	78200	78200	78200	103200	103200	103200	103200
Sheridan County, ND									
	VERY LOW INCOME	23300	26600	29950	33250	35950	38600	41250	43900
	LOW INCOME	37250	42550	47900	53200	57450	61700	65950	70200
	MOD.INC-GUAR.LOAN	78200	78200	78200	78200	103200	103200	103200	103200
Sioux County, ND									
	VERY LOW INCOME	23300	26600	29950	33250	35950	38600	41250	43900
	LOW INCOME	37250	42550	47900	53200	57450	61700	65950	70200
	MOD.INC-GUAR.LOAN	78200	78200	78200	78200	103200	103200	103200	103200
Slope County, ND									
	VERY LOW INCOME	23700	27100	30500	33850	36600	39300	42000	44700
	LOW INCOME	37900	43300	48750	54150	58500	62800	67150	71500
	MOD.INC-GUAR.LOAN	78200	78200	78200	78200	103200	103200	103200	103200
Stark County, ND									
	VERY LOW INCOME	24450	27950	31450	34900	37700	40500	43300	46100
	LOW INCOME	39100	44700	50250	55850	60300	64800	69250	73700
	MOD.INC-GUAR.LOAN	80300	80300	80300	80300	106000	106000	106000	106000
Steele County, ND									
	VERY LOW INCOME	23300	26600	29950	33250	35950	38600	41250	43900
	LOW INCOME	37250	42550	47900	53200	57450	61700	65950	70200
	MOD.INC-GUAR.LOAN	78200	78200	78200	78200	103200	103200	103200	103200

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02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:NORTH DAKOTA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Stutsman County, ND									
	VERY LOW INCOME	23300	26600	29950	33250	35950	38600	41250	43900
	LOW INCOME	37250	42550	47900	53200	57450	61700	65950	70200
	MOD.INC-GUAR.LOAN	78200	78200	78200	78200	103200	103200	103200	103200
Towner County, ND									
	VERY LOW INCOME	23300	26600	29950	33250	35950	38600	41250	43900
	LOW INCOME	37250	42550	47900	53200	57450	61700	65950	70200
	MOD.INC-GUAR.LOAN	78200	78200	78200	78200	103200	103200	103200	103200
Traill County, ND									
	VERY LOW INCOME	23300	26600	29950	33250	35950	38600	41250	43900
	LOW INCOME	37250	42550	47900	53200	57450	61700	65950	70200
	MOD.INC-GUAR.LOAN	78200	78200	78200	78200	103200	103200	103200	103200
Walsh County, ND									
	VERY LOW INCOME	23300	26600	29950	33250	35950	38600	41250	43900
	LOW INCOME	37250	42550	47900	53200	57450	61700	65950	70200
	MOD.INC-GUAR.LOAN	78200	78200	78200	78200	103200	103200	103200	103200
Ward County, ND									
	VERY LOW INCOME	23300	26600	29950	33250	35950	38600	41250	43900
	LOW INCOME	37250	42550	47900	53200	57450	61700	65950	70200
	MOD.INC-GUAR.LOAN	78200	78200	78200	78200	103200	103200	103200	103200
Wells County, ND									
	VERY LOW INCOME	23300	26600	29950	33250	35950	38600	41250	43900
	LOW INCOME	37250	42550	47900	53200	57450	61700	65950	70200
	MOD.INC-GUAR.LOAN	78200	78200	78200	78200	103200	103200	103200	103200
Williams County, ND									
	VERY LOW INCOME	23700	27100	30500	33850	36600	39300	42000	44700
	LOW INCOME	37900	43300	48750	54150	58500	62800	67150	71500
	MOD.INC-GUAR.LOAN	78200	78200	78200	78200	103200	103200	103200	103200

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:OHIO

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	---------- ADJUSTED INCOME LIMITS ----------							
Akron, OH MSA								
VERY LOW INCOME	23300	26600	29950	33250	35950	38600	41250	43900
LOW INCOME	37250	42550	47900	53200	57450	61700	65950	70200
MOD.INC-GUAR.LOAN	76500	76500	76500	76500	101000	101000	101000	101000
Canton-Massillon, OH MSA								
VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
LOW INCOME	32950	37700	42400	47100	50850	54650	58400	62150
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Cincinnati-Middletown, OH-KY-IN MSA								
Brown County, OH HUD Metro FMR Area								
VERY LOW INCOME	20200	23050	25950	28800	31150	33450	35750	38050
LOW INCOME	32250	36900	41500	46100	49800	53500	57150	60850
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Cincinnati-Middleton, OH-KY-IN HUD Metro FMR Area								
VERY LOW INCOME	25000	28550	32100	35650	38550	41400	44250	47100
LOW INCOME	39950	45650	51350	57050	61600	66200	70750	75300
MOD.INC-GUAR.LOAN	82000	82000	82000	82000	108250	108250	108250	108250
Cleveland-Elyria-Mentor, OH MSA								
VERY LOW INCOME	22700	25950	29200	32400	35000	37600	40200	42800
LOW INCOME	36300	41500	46650	51850	56000	60150	64300	68450
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Columbus, OH MSA								
Columbus, OH HUD Metro FMR Area								
VERY LOW INCOME	24500	28000	31500	35000	37800	40600	43400	46200
LOW INCOME	39200	44800	50400	56000	60500	64950	69450	73900
MOD.INC-GUAR.LOAN	80500	80500	80500	80500	106250	106250	106250	106250
Union County, OH HUD Metro FMR Area								
VERY LOW INCOME	29150	33300	37450	41600	44950	48300	51600	54950
LOW INCOME	45300	51750	58250	64700	69900	75050	80250	85400
MOD.INC-GUAR.LOAN	93000	93000	93000	93000	122750	122750	122750	122750
Dayton, OH MSA								
Dayton, OH HUD Metro FMR Area								
VERY LOW INCOME	22200	25350	28500	31650	34200	36750	39250	41800
LOW INCOME	35450	40500	45600	50650	54700	58750	62800	66850
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:OHIO

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	---------- ADJUSTED INCOME LIMITS ----------							
Preble County, OH HUD Metro FMR Area								
VERY LOW INCOME	21500	24550	27600	30650	33150	35600	38050	40500
LOW INCOME	34350	39250	44150	49050	52950	56900	60800	64750
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Huntington-Ashland, WV-KY-OH MSA								
VERY LOW INCOME	17850	20400	22950	25500	27550	29600	31650	33700
LOW INCOME	28550	32650	36700	40800	44050	47350	50600	53850
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Lima, OH MSA								
VERY LOW INCOME	20600	23550	26500	29400	31800	34150	36500	38850
LOW INCOME	32950	37650	42350	47050	50800	54600	58350	62100
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Mansfield, OH MSA								
VERY LOW INCOME	20050	22900	25750	28600	30900	33200	35500	37800
LOW INCOME	32050	36600	41200	45750	49400	53050	56750	60400
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Parkersburg-Marietta-Vienna, WV-OH MSA								
VERY LOW INCOME	19550	22350	25150	27900	30150	32400	34600	36850
LOW INCOME	31250	35700	40200	44650	48200	51800	55350	58950
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Sandusky, OH MSA								
VERY LOW INCOME	22450	25650	28850	32050	34650	37200	39750	42350
LOW INCOME	35900	41050	46150	51300	55400	59500	63600	67700
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Springfield, OH MSA								
VERY LOW INCOME	21050	24100	27100	30100	32500	34900	37300	39750
LOW INCOME	33700	38550	43350	48150	52000	55850	59700	63550
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Steubenville-Weirton, OH-WV MSA								
VERY LOW INCOME	19050	21750	24450	27150	29350	31500	33700	35850
LOW INCOME	30400	34750	39100	43450	46950	50400	53900	57350
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Toledo, OH MSA								
VERY LOW INCOME	21950	25050	28200	31300	33850	36350	38850	41350
LOW INCOME	35050	40100	45100	50100	54100	58100	62100	66150
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:OHIO

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Wheeling, WV-OH MSA									
	VERY LOW INCOME	19000	21700	24400	27100	29300	31450	33650	35800
	LOW INCOME	30350	34700	39000	43350	46800	50300	53750	57200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Youngstown-Warren-Boardman, OH-PA MSA									
Youngstown-Warren-Boardman, OH HUD Metro FMR Area									
	VERY LOW INCOME	19500	22300	25100	27850	30100	32350	34550	36800
	LOW INCOME	31200	35650	40100	44550	48100	51700	55250	58800
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Adams County, OH									
	VERY LOW INCOME	19050	21750	24450	27150	29350	31500	33700	35850
	LOW INCOME	30400	34750	39100	43450	46950	50400	53900	57350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Ashland County, OH									
	VERY LOW INCOME	20800	23750	26700	29650	32050	34400	36800	39150
	LOW INCOME	33200	37950	42700	47450	51250	55050	58850	62650
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Ashtabula County, OH									
	VERY LOW INCOME	21050	24100	27100	30100	32500	34900	37300	39750
	LOW INCOME	33700	38550	43350	48150	52000	55850	59700	63550
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Athens County, OH									
	VERY LOW INCOME	19050	21750	24450	27150	29350	31500	33700	35850
	LOW INCOME	30400	34750	39100	43450	46950	50400	53900	57350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Auglaize County, OH									
	VERY LOW INCOME	22750	26000	29250	32450	35050	37650	40250	42850
	LOW INCOME	36350	41500	46700	51900	56050	60200	64350	68500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Champaign County, OH									
	VERY LOW INCOME	21750	24850	27950	31050	33550	36050	38550	41000
	LOW INCOME	34800	39750	44750	49700	53700	57650	61650	65600
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Clinton County, OH									
	VERY LOW INCOME	21750	24900	28000	31100	33600	36100	38550	41050
	LOW INCOME	34850	39800	44800	49750	53750	57700	61700	65700
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:OHIO

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Columbiana County, OH									
	VERY LOW INCOME	19150	21850	24600	27300	29500	31700	33900	36050
	LOW INCOME	30600	34950	39350	43700	47200	50700	54200	57700
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Coshocton County, OH									
	VERY LOW INCOME	19050	21750	24450	27150	29350	31500	33700	35850
	LOW INCOME	30400	34750	39100	43450	46950	50400	53900	57350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Crawford County, OH									
	VERY LOW INCOME	19050	21750	24450	27150	29350	31500	33700	35850
	LOW INCOME	30400	34750	39100	43450	46950	50400	53900	57350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Darke County, OH									
	VERY LOW INCOME	20450	23400	26300	29200	31550	33900	36250	38550
	LOW INCOME	32700	37350	42050	46700	50450	54150	57900	61650
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Defiance County, OH									
	VERY LOW INCOME	21550	24600	27700	30750	33250	35700	38150	40600
	LOW INCOME	34450	39350	44300	49200	53150	57050	61000	64950
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Fayette County, OH									
	VERY LOW INCOME	19050	21750	24450	27150	29350	31500	33700	35850
	LOW INCOME	30400	34750	39100	43450	46950	50400	53900	57350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Gallia County, OH									
	VERY LOW INCOME	19050	21750	24450	27150	29350	31500	33700	35850
	LOW INCOME	30400	34750	39100	43450	46950	50400	53900	57350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Guernsey County, OH									
	VERY LOW INCOME	19050	21750	24450	27150	29350	31500	33700	35850
	LOW INCOME	30400	34750	39100	43450	46950	50400	53900	57350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Hancock County, OH									
	VERY LOW INCOME	22100	25250	28400	31550	34100	36600	39150	41650
	LOW INCOME	35350	40400	45450	50500	54550	58600	62600	66650
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:OHIO

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
Hardin County, OH									
	VERY LOW INCOME	20550	23500	26450	29350	31700	34050	36400	38750
	LOW INCOME	32850	37550	42250	46950	50700	54450	58200	61950
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Harrison County, OH									
	VERY LOW INCOME	19050	21750	24450	27150	29350	31500	33700	35850
	LOW INCOME	30400	34750	39100	43450	46950	50400	53900	57350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Henry County, OH									
	VERY LOW INCOME	22200	25350	28500	31650	34200	36750	39250	41800
	LOW INCOME	35450	40500	45600	50650	54700	58750	62800	66850
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Highland County, OH									
	VERY LOW INCOME	19050	21750	24450	27150	29350	31500	33700	35850
	LOW INCOME	30400	34750	39100	43450	46950	50400	53900	57350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Hocking County, OH									
	VERY LOW INCOME	19050	21750	24450	27150	29350	31500	33700	35850
	LOW INCOME	30400	34750	39100	43450	46950	50400	53900	57350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Holmes County, OH									
	VERY LOW INCOME	19050	21750	24450	27150	29350	31500	33700	35850
	LOW INCOME	30400	34750	39100	43450	46950	50400	53900	57350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Huron County, OH									
	VERY LOW INCOME	20200	23100	25950	28850	31150	33450	35750	38100
	LOW INCOME	32300	36900	41550	46150	49850	53550	57250	60900
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Jackson County, OH									
	VERY LOW INCOME	19050	21750	24450	27150	29350	31500	33700	35850
	LOW INCOME	30400	34750	39100	43450	46950	50400	53900	57350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Knox County, OH									
	VERY LOW INCOME	21150	24200	27200	30200	32650	35050	37450	39900
	LOW INCOME	33800	38650	43450	48300	52150	56050	59900	63750
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:OHIO

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
Logan County, OH									
	VERY LOW INCOME	20850	23850	26800	29800	32200	34550	36950	39350
	LOW INCOME	33400	38150	42950	47700	51500	55350	59150	62950
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Marion County, OH									
	VERY LOW INCOME	19050	21750	24450	27150	29350	31500	33700	35850
	LOW INCOME	30400	34750	39100	43450	46950	50400	53900	57350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Meigs County, OH									
	VERY LOW INCOME	19050	21750	24450	27150	29350	31500	33700	35850
	LOW INCOME	30400	34750	39100	43450	46950	50400	53900	57350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Mercer County, OH									
	VERY LOW INCOME	22650	25850	29100	32300	34900	37500	40100	42650
	LOW INCOME	36200	41350	46550	51700	55850	59950	64100	68250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Monroe County, OH									
	VERY LOW INCOME	19050	21750	24450	27150	29350	31500	33700	35850
	LOW INCOME	30400	34750	39100	43450	46950	50400	53900	57350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Morgan County, OH									
	VERY LOW INCOME	19050	21750	24450	27150	29350	31500	33700	35850
	LOW INCOME	30400	34750	39100	43450	46950	50400	53900	57350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Muskingum County, OH									
	VERY LOW INCOME	19050	21750	24450	27150	29350	31500	33700	35850
	LOW INCOME	30400	34750	39100	43450	46950	50400	53900	57350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Noble County, OH									
	VERY LOW INCOME	19050	21750	24450	27150	29350	31500	33700	35850
	LOW INCOME	30400	34750	39100	43450	46950	50400	53900	57350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Paulding County, OH									
	VERY LOW INCOME	20900	23900	26900	29850	32250	34650	37050	39450
	LOW INCOME	33450	38200	43000	47750	51550	55400	59200	63050
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
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02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:OHIO

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Perry County, OH									
	VERY LOW INCOME	19050	21750	24450	27150	29350	31500	33700	35850
	LOW INCOME	30400	34750	39100	43450	46950	50400	53900	57350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Pike County, OH									
	VERY LOW INCOME	19050	21750	24450	27150	29350	31500	33700	35850
	LOW INCOME	30400	34750	39100	43450	46950	50400	53900	57350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Putnam County, OH									
	VERY LOW INCOME	25500	29150	32800	36400	39350	42250	45150	48050
	LOW INCOME	40800	46600	52450	58250	62900	67550	72250	76900
	MOD.INC-GUAR.LOAN	83750	83750	83750	83750	110550	110550	110550	110550
Ross County, OH									
	VERY LOW INCOME	19500	22250	25050	27800	30050	32250	34500	36700
	LOW INCOME	31150	35600	40050	44500	48050	51600	55200	58750
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Sandusky County, OH									
	VERY LOW INCOME	21400	24450	27500	30550	33000	35450	37900	40350
	LOW INCOME	34250	39100	44000	48900	52800	56700	60650	64550
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Scioto County, OH									
	VERY LOW INCOME	19050	21750	24450	27150	29350	31500	33700	35850
	LOW INCOME	30400	34750	39100	43450	46950	50400	53900	57350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Seneca County, OH									
	VERY LOW INCOME	19850	22650	25500	28300	30600	32850	35100	37400
	LOW INCOME	31700	36250	40750	45300	48900	52550	56150	59800
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Shelby County, OH									
	VERY LOW INCOME	22650	25850	29100	32300	34900	37500	40100	42650
	LOW INCOME	36200	41350	46550	51700	55850	59950	64100	68250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Tuscarawas County, OH									
	VERY LOW INCOME	19250	22000	24750	27450	29650	31850	34050	36250
	LOW INCOME	30750	35100	39500	43900	47400	50900	54450	57950
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
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02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:OHIO

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
Van Wert County, OH									
	VERY LOW INCOME	19650	22500	25300	28100	30350	32600	34850	37100
	LOW INCOME	31450	35950	40450	44950	48550	52150	55750	59350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Vinton County, OH									
	VERY LOW INCOME	19050	21750	24450	27150	29350	31500	33700	35850
	LOW INCOME	30400	34750	39100	43450	46950	50400	53900	57350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Wayne County, OH									
	VERY LOW INCOME	22200	25350	28500	31650	34200	36750	39250	41800
	LOW INCOME	35450	40500	45600	50650	54700	58750	62800	66850
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Williams County, OH									
	VERY LOW INCOME	19900	22750	25600	28400	30700	32950	35250	37500
	LOW INCOME	31800	36350	40900	45450	49100	52700	56350	60000
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Wyandot County, OH									
	VERY LOW INCOME	21600	24650	27750	30800	33300	35750	38200	40700
	LOW INCOME	34500	39450	44350	49300	53250	57200	61150	65100
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:OKLAHOMA

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	---------- AJUSTED INCOME LIMITS ----------							
Fort Smith, AR-OK MSA								
Fort Smith, AR-OK HUD Metro FMR Area								
VERY LOW INCOME	16950	19400	21800	24200	26150	28100	30050	31950
LOW INCOME	27100	30950	34850	38700	41800	44900	48000	51100
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Le Flore County, OK HUD Metro FMR Area								
VERY LOW INCOME	16400	18750	21100	23400	25300	27150	29050	30900
LOW INCOME	26200	29950	33700	37450	40450	43450	46450	49450
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Lawton, OK MSA								
VERY LOW INCOME	19200	21950	24700	27400	29600	31800	34000	36200
LOW INCOME	30700	35100	39450	43850	47350	50850	54350	57900
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Oklahoma City, OK MSA								
Grady County, OK HUD Metro FMR Area								
VERY LOW INCOME	20400	23300	26200	29100	31450	33800	36100	38450
LOW INCOME	32600	37250	41900	46550	50250	54000	57700	61450
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Lincoln County, OK HUD Metro FMR Area								
VERY LOW INCOME	18900	21600	24300	27000	29200	31350	33500	35650
LOW INCOME	30250	34550	38900	43200	46650	50100	53550	57000
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Oklahoma City, OK HUD Metro FMR Area								
VERY LOW INCOME	21550	24600	27700	30750	33250	35700	38150	40600
LOW INCOME	34450	39350	44300	49200	53150	57050	61000	64950
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Tulsa, OK MSA								
Okmulgee County, OK HUD Metro FMR Area								
VERY LOW INCOME	17950	20500	23050	25600	27650	29700	31750	33800
LOW INCOME	28650	32750	36850	40950	44250	47500	50800	54050
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Pawnee County, OK HUD Metro FMR Area								
VERY LOW INCOME	17900	20450	23000	25550	27600	29650	31700	33750
LOW INCOME	28650	32700	36800	40900	44150	47450	50700	54000
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:OKLAHOMA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Tulsa, OK HUD Metro FMR Area									
	VERY LOW INCOME	21150	24200	27200	30200	32650	35050	37450	39900
	LOW INCOME	33800	38650	43450	48300	52150	56050	59900	63750
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Adair County, OK									
	VERY LOW INCOME	17650	20200	22700	25200	27250	29250	31250	33300
	LOW INCOME	28200	32250	36250	40300	43500	46750	49950	53200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Alfalfa County, OK									
	VERY LOW INCOME	20000	22850	25700	28550	30850	33150	35450	37700
	LOW INCOME	32000	36550	41150	45700	49350	53000	56650	60300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Atoka County, OK									
	VERY LOW INCOME	17650	20200	22700	25200	27250	29250	31250	33300
	LOW INCOME	28200	32250	36250	40300	43500	46750	49950	53200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Beaver County, OK									
	VERY LOW INCOME	20750	23700	26650	29600	32000	34350	36750	39100
	LOW INCOME	33150	37900	42600	47350	51150	54950	58700	62500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Beckham County, OK									
	VERY LOW INCOME	20000	22850	25700	28550	30850	33150	35450	37700
	LOW INCOME	32000	36550	41150	45700	49350	53000	56650	60300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Blaine County, OK									
	VERY LOW INCOME	19050	21800	24500	27200	29400	31600	33750	35950
	LOW INCOME	30450	34800	39150	43500	47000	50450	53950	57400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Bryan County, OK									
	VERY LOW INCOME	17650	20200	22700	25200	27250	29250	31250	33300
	LOW INCOME	28200	32250	36250	40300	43500	46750	49950	53200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Caddo County, OK									
	VERY LOW INCOME	17650	20200	22700	25200	27250	29250	31250	33300
	LOW INCOME	28200	32250	36250	40300	43500	46750	49950	53200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:OKLAHOMA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
Carter County, OK									
	VERY LOW INCOME	18500	21150	23800	26400	28550	30650	32750	34850
	LOW INCOME	29600	33800	38050	42250	45650	49000	52400	55750
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Cherokee County, OK									
	VERY LOW INCOME	17650	20200	22700	25200	27250	29250	31250	33300
	LOW INCOME	28200	32250	36250	40300	43500	46750	49950	53200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Choctaw County, OK									
	VERY LOW INCOME	17650	20200	22700	25200	27250	29250	31250	33300
	LOW INCOME	28200	32250	36250	40300	43500	46750	49950	53200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Cimarron County, OK									
	VERY LOW INCOME	17650	20200	22700	25200	27250	29250	31250	33300
	LOW INCOME	28200	32250	36250	40300	43500	46750	49950	53200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Coal County, OK									
	VERY LOW INCOME	17650	20200	22700	25200	27250	29250	31250	33300
	LOW INCOME	28200	32250	36250	40300	43500	46750	49950	53200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Cotton County, OK									
	VERY LOW INCOME	19150	21900	24650	27350	29550	31750	33950	36150
	LOW INCOME	30650	35000	39400	43750	47250	50750	54250	57750
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Craig County, OK									
	VERY LOW INCOME	18000	20550	23100	25650	27750	29800	31850	33900
	LOW INCOME	28750	32850	36950	41050	44350	47600	50900	54200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Custer County, OK									
	VERY LOW INCOME	19600	22400	25200	28000	30250	32500	34750	37000
	LOW INCOME	31350	35850	40300	44800	48400	51950	55550	59150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Delaware County, OK									
	VERY LOW INCOME	17650	20200	22700	25200	27250	29250	31250	33300
	LOW INCOME	28200	32250	36250	40300	43500	46750	49950	53200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:OKLAHOMA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
Dewey County, OK									
	VERY LOW INCOME	18900	21600	24300	27000	29200	31350	33500	35650
	LOW INCOME	30250	34550	38900	43200	46650	50100	53550	57000
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Ellis County, OK									
	VERY LOW INCOME	20000	22850	25700	28550	30850	33150	35450	37700
	LOW INCOME	32000	36550	41150	45700	49350	53000	56650	60300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Garfield County, OK									
	VERY LOW INCOME	19050	21800	24500	27200	29400	31600	33750	35950
	LOW INCOME	30450	34800	39150	43500	47000	50450	53950	57400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Garvin County, OK									
	VERY LOW INCOME	17650	20200	22700	25200	27250	29250	31250	33300
	LOW INCOME	28200	32250	36250	40300	43500	46750	49950	53200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Grant County, OK									
	VERY LOW INCOME	19300	22050	24800	27550	29800	32000	34200	36400
	LOW INCOME	30850	35300	39700	44100	47650	51150	54700	58200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Greer County, OK									
	VERY LOW INCOME	18000	20600	23150	25700	27800	29850	31900	33950
	LOW INCOME	28750	32900	37000	41100	44400	47700	50950	54250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Harmon County, OK									
	VERY LOW INCOME	17650	20200	22700	25200	27250	29250	31250	33300
	LOW INCOME	28200	32250	36250	40300	43500	46750	49950	53200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Harper County, OK									
	VERY LOW INCOME	20600	23550	26500	29400	31800	34150	36500	38850
	LOW INCOME	32950	37650	42350	47050	50800	54600	58350	62100
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Haskell County, OK									
	VERY LOW INCOME	18100	20700	23300	25850	27950	30000	32100	34150
	LOW INCOME	28950	33100	37200	41350	44650	47950	51250	54600
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:OKLAHOMA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Hughes County, OK									
	VERY LOW INCOME	17650	20200	22700	25200	27250	29250	31250	33300
	LOW INCOME	28200	32250	36250	40300	43500	46750	49950	53200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Jackson County, OK									
	VERY LOW INCOME	19300	22050	24800	27550	29800	32000	34200	36400
	LOW INCOME	30850	35300	39700	44100	47650	51150	54700	58200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Jefferson County, OK									
	VERY LOW INCOME	17650	20200	22700	25200	27250	29250	31250	33300
	LOW INCOME	28200	32250	36250	40300	43500	46750	49950	53200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Johnston County, OK									
	VERY LOW INCOME	17650	20200	22700	25200	27250	29250	31250	33300
	LOW INCOME	28200	32250	36250	40300	43500	46750	49950	53200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Kay County, OK									
	VERY LOW INCOME	18700	21400	24050	26700	28850	31000	33150	35250
	LOW INCOME	29900	34150	38450	42700	46100	49550	52950	56350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Kingfisher County, OK									
	VERY LOW INCOME	21500	24600	27650	30700	33200	35650	38100	40550
	LOW INCOME	34350	39300	44200	49100	53050	56950	60900	64800
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Kiowa County, OK									
	VERY LOW INCOME	17650	20200	22700	25200	27250	29250	31250	33300
	LOW INCOME	28200	32250	36250	40300	43500	46750	49950	53200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Latimer County, OK									
	VERY LOW INCOME	18800	21500	24200	26850	29000	31150	33300	35450
	LOW INCOME	30050	34350	38650	42950	46400	49800	53250	56700
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Love County, OK									
	VERY LOW INCOME	18700	21400	24050	26700	28850	31000	33150	35250
	LOW INCOME	29900	34150	38450	42700	46100	49550	52950	56350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:OKLAHOMA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
Major County, OK									
	VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
	LOW INCOME	32950	37700	42400	47100	50850	54650	58400	62150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Marshall County, OK									
	VERY LOW INCOME	18000	20600	23150	25700	27800	29850	31900	33950
	LOW INCOME	28750	32900	37000	41100	44400	47700	50950	54250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Mayes County, OK									
	VERY LOW INCOME	19150	21850	24600	27300	29500	31700	33900	36050
	LOW INCOME	30600	34950	39350	43700	47200	50700	54200	57700
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
McCurtain County, OK									
	VERY LOW INCOME	17650	20200	22700	25200	27250	29250	31250	33300
	LOW INCOME	28200	32250	36250	40300	43500	46750	49950	53200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
McIntosh County, OK									
	VERY LOW INCOME	17650	20200	22700	25200	27250	29250	31250	33300
	LOW INCOME	28200	32250	36250	40300	43500	46750	49950	53200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Murray County, OK									
	VERY LOW INCOME	18700	21350	24000	26650	28800	30950	33050	35200
	LOW INCOME	29850	34100	38400	42650	46050	49450	52900	56300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Muskogee County, OK									
	VERY LOW INCOME	17650	20200	22700	25200	27250	29250	31250	33300
	LOW INCOME	28200	32250	36250	40300	43500	46750	49950	53200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Noble County, OK									
	VERY LOW INCOME	19100	21800	24550	27250	29450	31650	33800	36000
	LOW INCOME	30500	34900	39250	43600	47100	50600	54050	57550
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Nowata County, OK									
	VERY LOW INCOME	18300	20900	23500	26100	28200	30300	32400	34500
	LOW INCOME	29250	33400	37600	41750	45100	48450	51750	55100
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:OKLAHOMA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
Okfuskee County, OK									
	VERY LOW INCOME	17650	20200	22700	25200	27250	29250	31250	33300
	LOW INCOME	28200	32250	36250	40300	43500	46750	49950	53200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Ottawa County, OK									
	VERY LOW INCOME	17650	20200	22700	25200	27250	29250	31250	33300
	LOW INCOME	28200	32250	36250	40300	43500	46750	49950	53200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Payne County, OK									
	VERY LOW INCOME	20150	23000	25900	28750	31050	33350	35650	37950
	LOW INCOME	32200	36800	41400	46000	49700	53350	57050	60700
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Pittsburg County, OK									
	VERY LOW INCOME	18700	21400	24050	26700	28850	31000	33150	35250
	LOW INCOME	29900	34150	38450	42700	46100	49550	52950	56350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Pontotoc County, OK									
	VERY LOW INCOME	18900	21600	24300	27000	29200	31350	33500	35650
	LOW INCOME	30250	34550	38900	43200	46650	50100	53550	57000
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Pottawatomie County, OK									
	VERY LOW INCOME	18400	21000	23650	26300	28400	30500	32600	34700
	LOW INCOME	29450	33700	37900	42100	45450	48850	52200	55550
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Pushmataha County, OK									
	VERY LOW INCOME	17650	20200	22700	25200	27250	29250	31250	33300
	LOW INCOME	28200	32250	36250	40300	43500	46750	49950	53200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Roger Mills County, OK									
	VERY LOW INCOME	20250	23150	26050	28900	31250	33550	35850	38150
	LOW INCOME	32400	37000	41650	46250	49950	53650	57350	61050
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Seminole County, OK									
	VERY LOW INCOME	17650	20200	22700	25200	27250	29250	31250	33300
	LOW INCOME	28200	32250	36250	40300	43500	46750	49950	53200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:OKLAHOMA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- AJUSTED INCOME LIMITS ----------							
Stephens County, OK									
	VERY LOW INCOME	20100	22950	25800	28650	30950	33250	35550	37850
	LOW INCOME	32100	36700	41250	45850	49500	53200	56850	60500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Texas County, OK									
	VERY LOW INCOME	21250	24250	27300	30300	32750	35150	37600	40000
	LOW INCOME	33950	38800	43650	48500	52400	56250	60150	64000
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Tillman County, OK									
	VERY LOW INCOME	17650	20200	22700	25200	27250	29250	31250	33300
	LOW INCOME	28200	32250	36250	40300	43500	46750	49950	53200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Washington County, OK									
	VERY LOW INCOME	20900	23900	26900	29850	32250	34650	37050	39450
	LOW INCOME	33450	38200	43000	47750	51550	55400	59200	63050
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Washita County, OK									
	VERY LOW INCOME	20100	22950	25800	28650	30950	33250	35550	37850
	LOW INCOME	32100	36700	41250	45850	49500	53200	56850	60500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Woods County, OK									
	VERY LOW INCOME	22050	25200	28350	31450	34000	36500	39000	41550
	LOW INCOME	35200	40250	45250	50300	54300	58350	62350	66400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Woodward County, OK									
	VERY LOW INCOME	21850	25000	28100	31200	33700	36200	38700	41200
	LOW INCOME	34950	39900	44900	49900	53900	57900	61900	65850
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:OREGON

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Bend, OR MSA									
	VERY LOW INCOME	23250	26600	29900	33200	35900	38550	41200	43850
	LOW INCOME	37150	42500	47800	53100	57350	61600	65850	70100
	MOD.INC-GUAR.LOAN	76350	76350	76350	76350	100800	100800	100800	100800
Corvallis, OR MSA									
	VERY LOW INCOME	27300	31200	35100	38950	42100	45200	48300	51450
	LOW INCOME	43600	49850	56050	62300	67300	72250	77250	82250
	MOD.INC-GUAR.LOAN	89550	89550	89550	89550	118200	118200	118200	118200
Eugene-Springfield, OR MSA									
	VERY LOW INCOME	20750	23700	26650	29600	32000	34350	36750	39100
	LOW INCOME	33150	37900	42600	47350	51150	54950	58700	62500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Medford, OR MSA									
	VERY LOW INCOME	20500	23400	26350	29250	31600	33950	36300	38650
	LOW INCOME	32750	37450	42100	46800	50550	54300	58050	61800
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Portland-Vancouver-Hillsboro, OR-WA MSA									
	VERY LOW INCOME	25550	29200	32850	36500	39450	42350	45300	48200
	LOW INCOME	40900	46700	52550	58400	63050	67750	72400	77100
	MOD.INC-GUAR.LOAN	83950	83950	83950	83950	110800	110800	110800	110800
Salem, OR MSA									
	VERY LOW INCOME	21000	24000	27000	30000	32400	34800	37200	39600
	LOW INCOME	33600	38400	43200	48000	51850	55700	59500	63350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Baker County, OR									
	VERY LOW INCOME	18800	21500	24200	26850	29000	31150	33300	35450
	LOW INCOME	30050	34350	38650	42950	46400	49800	53250	56700
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Clatsop County, OR									
	VERY LOW INCOME	19850	22700	25550	28350	30650	32900	35200	37450
	LOW INCOME	31750	36300	40800	45350	49000	52600	56250	59850
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Coos County, OR									
	VERY LOW INCOME	18700	21400	24050	26700	28850	31000	33150	35250
	LOW INCOME	29900	34150	38450	42700	46100	49550	52950	56350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:OREGON

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Crook County, OR									
	VERY LOW INCOME	19750	22550	25350	28150	30450	32700	34950	37200
	LOW INCOME	31550	36050	40550	45050	48650	52250	55850	59450
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Curry County, OR									
	VERY LOW INCOME	19850	22700	25550	28350	30650	32900	35200	37450
	LOW INCOME	31750	36300	40800	45350	49000	52600	56250	59850
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Douglas County, OR									
	VERY LOW INCOME	18700	21400	24050	26700	28850	31000	33150	35250
	LOW INCOME	29900	34150	38450	42700	46100	49550	52950	56350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Gilliam County, OR									
	VERY LOW INCOME	20200	23050	25950	28800	31150	33450	35750	38050
	LOW INCOME	32250	36900	41500	46100	49800	53500	57150	60850
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Grant County, OR									
	VERY LOW INCOME	18700	21400	24050	26700	28850	31000	33150	35250
	LOW INCOME	29900	34150	38450	42700	46100	49550	52950	56350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Harney County, OR									
	VERY LOW INCOME	18700	21400	24050	26700	28850	31000	33150	35250
	LOW INCOME	29900	34150	38450	42700	46100	49550	52950	56350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Hood River County, OR									
	VERY LOW INCOME	22300	25500	28700	31850	34400	36950	39500	42050
	LOW INCOME	35650	40750	45850	50950	55050	59100	63200	67250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Jefferson County, OR									
	VERY LOW INCOME	18700	21400	24050	26700	28850	31000	33150	35250
	LOW INCOME	29900	34150	38450	42700	46100	49550	52950	56350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Josephine County, OR									
	VERY LOW INCOME	18700	21400	24050	26700	28850	31000	33150	35250
	LOW INCOME	29900	34150	38450	42700	46100	49550	52950	56350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:OREGON

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Klamath County, OR									
	VERY LOW INCOME	19050	21800	24500	27200	29400	31600	33750	35950
	LOW INCOME	30450	34800	39150	43500	47000	50450	53950	57400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Lake County, OR									
	VERY LOW INCOME	18700	21400	24050	26700	28850	31000	33150	35250
	LOW INCOME	29900	34150	38450	42700	46100	49550	52950	56350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Lincoln County, OR									
	VERY LOW INCOME	19600	22400	25200	28000	30250	32500	34750	37000
	LOW INCOME	31350	35850	40300	44800	48400	51950	55550	59150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Linn County, OR									
	VERY LOW INCOME	20550	23500	26450	29350	31700	34050	36400	38750
	LOW INCOME	32850	37550	42250	46950	50700	54450	58200	61950
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Malheur County, OR									
	VERY LOW INCOME	18700	21400	24050	26700	28850	31000	33150	35250
	LOW INCOME	29900	34150	38450	42700	46100	49550	52950	56350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Morrow County, OR									
	VERY LOW INCOME	18700	21400	24050	26700	28850	31000	33150	35250
	LOW INCOME	29900	34150	38450	42700	46100	49550	52950	56350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Sherman County, OR									
	VERY LOW INCOME	20450	23400	26300	29200	31550	33900	36250	38550
	LOW INCOME	32700	37350	42050	46700	50450	54150	57900	61650
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Tillamook County, OR									
	VERY LOW INCOME	19400	22150	24900	27650	29900	32100	34300	36500
	LOW INCOME	31000	35400	39850	44250	47800	51350	54850	58400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Umatilla County, OR									
	VERY LOW INCOME	20900	23900	26900	29850	32250	34650	37050	39450
	LOW INCOME	33450	38200	43000	47750	51550	55400	59200	63050
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:OREGON

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
Union County, OR									
	VERY LOW INCOME	20000	22850	25700	28550	30850	33150	35450	37700
	LOW INCOME	32000	36550	41150	45700	49350	53000	56650	60300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Wallowa County, OR									
	VERY LOW INCOME	19000	21700	24400	27100	29300	31450	33650	35800
	LOW INCOME	30350	34700	39000	43350	46800	50300	53750	57200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Wasco County, OR									
	VERY LOW INCOME	19400	22150	24900	27650	29900	32100	34300	36500
	LOW INCOME	31000	35400	39850	44250	47800	51350	54850	58400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Wheeler County, OR									
	VERY LOW INCOME	18700	21400	24050	26700	28850	31000	33150	35250
	LOW INCOME	29900	34150	38450	42700	46100	49550	52950	56350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:PENNSYLVANIA

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	ADJUSTED INCOME LIMITS							
Allentown-Bethlehem-Easton, PA-NJ MSA								
Allentown-Bethlehem-Easton, PA HUD Metro FMR Area								
VERY LOW INCOME	25700	29350	33000	36650	39600	42550	45450	48400
LOW INCOME	41050	46900	52800	58650	63350	68050	72750	77400
MOD.INC-GUAR.LOAN	84300	84300	84300	84300	111300	111300	111300	111300
Altoona, PA MSA								
VERY LOW INCOME	19950	22800	25650	28450	30750	33050	35300	37600
LOW INCOME	31850	36400	40950	45500	49150	52800	56400	60050
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Erie, PA MSA								
VERY LOW INCOME	21100	24100	27100	30100	32550	34950	37350	39750
LOW INCOME	33700	38500	43350	48150	52000	55850	59700	63550
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Harrisburg-Carlisle, PA MSA								
VERY LOW INCOME	25750	29400	33100	36750	39700	42650	45600	48550
LOW INCOME	41150	47050	52900	58800	63500	68200	72900	77600
MOD.INC-GUAR.LOAN	84550	84550	84550	84550	111600	111600	111600	111600
Johnstown, PA MSA								
VERY LOW INCOME	19950	22800	25650	28450	30750	33050	35300	37600
LOW INCOME	31850	36400	40950	45500	49150	52800	56400	60050
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Lancaster, PA MSA								
VERY LOW INCOME	24350	27800	31300	34750	37550	40350	43100	45900
LOW INCOME	38900	44500	50050	55600	60050	64500	68950	73400
MOD.INC-GUAR.LOAN	79950	79950	79950	79950	105550	105550	105550	105550
Lebanon, PA MSA								
VERY LOW INCOME	23000	26300	29600	32850	35500	38150	40750	43400
LOW INCOME	36800	42050	47300	52550	56750	60950	65150	69350
MOD.INC-GUAR.LOAN	75550	75550	75550	75550	99750	99750	99750	99750
New York-Northern New Jersey-Long Island, NY-NJ-PA MSA								
Pike County, PA HUD Metro FMR Area								
VERY LOW INCOME	24350	27800	31300	34750	37550	40350	43100	45900
LOW INCOME	38900	44500	50050	55600	60050	64500	68950	73400
MOD.INC-GUAR.LOAN	79950	79950	79950	79950	105550	105550	105550	105550

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:PENNSYLVANIA

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	ADJUSTED INCOME LIMITS							
Philadelphia-Camden-Wilmington, PA-NJ-DE-MD MSA								
VERY LOW INCOME	28550	32600	36700	40750	44050	47300	50550	53800
LOW INCOME	45500	52000	58500	65000	70200	75400	80600	85800
MOD.INC-GUAR.LOAN	93450	93450	93450	93450	123350	123350	123350	123350
Pittsburgh, PA MSA								
Armstrong County, PA HUD Metro FMR Area								
VERY LOW INCOME	19950	22800	25650	28450	30750	33050	35300	37600
LOW INCOME	31850	36400	40950	45500	49150	52800	56400	60050
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Pittsburgh, PA HUD Metro FMR Area								
VERY LOW INCOME	23000	26250	29550	32800	35450	38050	40700	43300
LOW INCOME	36750	42000	47250	52500	56700	60900	65100	69300
MOD.INC-GUAR.LOAN	75450	75450	75450	75450	99600	99600	99600	99600
Reading, PA MSA								
VERY LOW INCOME	23800	27200	30600	34000	36750	39450	42200	44900
LOW INCOME	38100	43500	48950	54400	58750	63100	67450	71800
MOD.INC-GUAR.LOAN	78200	78200	78200	78200	103200	103200	103200	103200
Scranton--Wilkes-Barre, PA MSA								
VERY LOW INCOME	20750	23700	26650	29600	32000	34350	36750	39100
LOW INCOME	33150	37900	42600	47350	51150	54950	58700	62500
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
State College, PA MSA								
VERY LOW INCOME	24550	28050	31550	35050	37900	40700	43500	46300
LOW INCOME	39250	44900	50500	56100	60600	65100	69550	74050
MOD.INC-GUAR.LOAN	80650	80650	80650	80650	106450	106450	106450	106450
Williamsport, PA MSA								
VERY LOW INCOME	19950	22800	25650	28450	30750	33050	35300	37600
LOW INCOME	31850	36400	40950	45500	49150	52800	56400	60050
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
York-Hanover, PA MSA								
VERY LOW INCOME	24950	28500	32050	35600	38450	41300	44150	47000
LOW INCOME	39850	45550	51250	56950	61500	66050	70600	75150
MOD.INC-GUAR.LOAN	81850	81850	81850	81850	108050	108050	108050	108050
Youngstown-Warren-Boardman, OH-PA MSA								
Sharon, PA HUD Metro FMR Area								
VERY LOW INCOME	19900	22750	25600	28400	30700	32950	35250	37500
LOW INCOME	31800	36350	40900	45450	49100	52700	56350	60000
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:PENNSYLVANIA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Adams County, PA									
	VERY LOW INCOME	23950	27400	30800	34200	36950	39700	42450	45150
	LOW INCOME	38300	43750	49250	54700	59100	63450	67850	72200
	MOD.INC-GUAR.LOAN	78650	78650	78650	78650	103800	103800	103800	103800
Bedford County, PA									
	VERY LOW INCOME	19950	22800	25650	28450	30750	33050	35300	37600
	LOW INCOME	31850	36400	40950	45500	49150	52800	56400	60050
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Bradford County, PA									
	VERY LOW INCOME	19950	22800	25650	28450	30750	33050	35300	37600
	LOW INCOME	31850	36400	40950	45500	49150	52800	56400	60050
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Cameron County, PA									
	VERY LOW INCOME	19950	22800	25650	28450	30750	33050	35300	37600
	LOW INCOME	31850	36400	40950	45500	49150	52800	56400	60050
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Clarion County, PA									
	VERY LOW INCOME	19950	22800	25650	28450	30750	33050	35300	37600
	LOW INCOME	31850	36400	40950	45500	49150	52800	56400	60050
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Clearfield County, PA									
	VERY LOW INCOME	20200	23100	26000	28850	31200	33500	35800	38100
	LOW INCOME	32300	36900	41550	46150	49850	53550	57250	60900
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Clinton County, PA									
	VERY LOW INCOME	19950	22800	25650	28450	30750	33050	35300	37600
	LOW INCOME	31850	36400	40950	45500	49150	52800	56400	60050
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Columbia County, PA									
	VERY LOW INCOME	20250	23150	26050	28900	31250	33550	35850	38150
	LOW INCOME	32400	37000	41650	46250	49950	53650	57350	61050
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Crawford County, PA									
	VERY LOW INCOME	19950	22800	25650	28450	30750	33050	35300	37600
	LOW INCOME	31850	36400	40950	45500	49150	52800	56400	60050
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:PENNSYLVANIA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- AJUSTED INCOME LIMITS ----------							
Elk County, PA									
	VERY LOW INCOME	20850	23800	26800	29750	32150	34550	36900	39300
	LOW INCOME	33300	38100	42850	47600	51400	55200	59000	62850
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Forest County, PA									
	VERY LOW INCOME	19950	22800	25650	28450	30750	33050	35300	37600
	LOW INCOME	31850	36400	40950	45500	49150	52800	56400	60050
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Franklin County, PA									
	VERY LOW INCOME	22500	25700	28900	32100	34700	37250	39850	42400
	LOW INCOME	35950	41100	46200	51350	55450	59550	63650	67800
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Fulton County, PA									
	VERY LOW INCOME	20450	23400	26300	29200	31550	33900	36250	38550
	LOW INCOME	32700	37350	42050	46700	50450	54150	57900	61650
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Greene County, PA									
	VERY LOW INCOME	19950	22800	25650	28450	30750	33050	35300	37600
	LOW INCOME	31850	36400	40950	45500	49150	52800	56400	60050
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Huntingdon County, PA									
	VERY LOW INCOME	19950	22800	25650	28450	30750	33050	35300	37600
	LOW INCOME	31850	36400	40950	45500	49150	52800	56400	60050
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Indiana County, PA									
	VERY LOW INCOME	20750	23700	26650	29600	32000	34350	36750	39100
	LOW INCOME	33150	37900	42600	47350	51150	54950	58700	62500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Jefferson County, PA									
	VERY LOW INCOME	19950	22800	25650	28450	30750	33050	35300	37600
	LOW INCOME	31850	36400	40950	45500	49150	52800	56400	60050
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Juniata County, PA									
	VERY LOW INCOME	19950	22800	25650	28450	30750	33050	35300	37600
	LOW INCOME	31850	36400	40950	45500	49150	52800	56400	60050
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:PENNSYLVANIA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Lawrence County, PA									
	VERY LOW INCOME	19950	22800	25650	28450	30750	33050	35300	37600
	LOW INCOME	31850	36400	40950	45500	49150	52800	56400	60050
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
McKean County, PA									
	VERY LOW INCOME	19950	22800	25650	28450	30750	33050	35300	37600
	LOW INCOME	31850	36400	40950	45500	49150	52800	56400	60050
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Mifflin County, PA									
	VERY LOW INCOME	19950	22800	25650	28450	30750	33050	35300	37600
	LOW INCOME	31850	36400	40950	45500	49150	52800	56400	60050
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Monroe County, PA									
	VERY LOW INCOME	24150	27600	31050	34450	37250	40000	42750	45500
	LOW INCOME	38550	44100	49600	55100	59500	63900	68300	72750
	MOD.INC-GUAR.LOAN	79200	79200	79200	79200	104550	104550	104550	104550
Montour County, PA									
	VERY LOW INCOME	21950	25050	28200	31300	33850	36350	38850	41350
	LOW INCOME	35050	40100	45100	50100	54100	58100	62100	66150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Northumberland County, PA									
	VERY LOW INCOME	19950	22800	25650	28450	30750	33050	35300	37600
	LOW INCOME	31850	36400	40950	45500	49150	52800	56400	60050
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Potter County, PA									
	VERY LOW INCOME	19950	22800	25650	28450	30750	33050	35300	37600
	LOW INCOME	31850	36400	40950	45500	49150	52800	56400	60050
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Schuylkill County, PA									
	VERY LOW INCOME	20300	23200	26100	29000	31350	33650	36000	38300
	LOW INCOME	32500	37100	41750	46400	50100	53800	57550	61250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Snyder County, PA									
	VERY LOW INCOME	19950	22800	25650	28450	30750	33050	35300	37600
	LOW INCOME	31850	36400	40950	45500	49150	52800	56400	60050
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:PENNSYLVANIA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Somerset County, PA									
	VERY LOW INCOME	19950	22800	25650	28450	30750	33050	35300	37600
	LOW INCOME	31850	36400	40950	45500	49150	52800	56400	60050
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Sullivan County, PA									
	VERY LOW INCOME	19950	22800	25650	28450	30750	33050	35300	37600
	LOW INCOME	31850	36400	40950	45500	49150	52800	56400	60050
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Susquehanna County, PA									
	VERY LOW INCOME	19950	22800	25650	28500	30800	33100	35350	37650
	LOW INCOME	31900	36500	41050	45600	49250	52900	56550	60200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Tioga County, PA									
	VERY LOW INCOME	19950	22800	25650	28450	30750	33050	35300	37600
	LOW INCOME	31850	36400	40950	45500	49150	52800	56400	60050
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Union County, PA									
	VERY LOW INCOME	21150	24150	27200	30200	32600	35050	37450	39850
	LOW INCOME	33800	38650	43450	48300	52150	56050	59900	63750
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Venango County, PA									
	VERY LOW INCOME	19950	22800	25650	28450	30750	33050	35300	37600
	LOW INCOME	31850	36400	40950	45500	49150	52800	56400	60050
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Warren County, PA									
	VERY LOW INCOME	19950	22800	25650	28450	30750	33050	35300	37600
	LOW INCOME	31850	36400	40950	45500	49150	52800	56400	60050
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Wayne County, PA									
	VERY LOW INCOME	20550	23500	26450	29350	31700	34050	36400	38750
	LOW INCOME	32850	37550	42250	46950	50700	54450	58200	61950
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:RHODE ISLAND

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	ADJUSTED INCOME LIMITS							
Providence-New Bedford-Fall River, RI-MA MSA								
Newport-Middleton-Portsmouth, RI HUD Metro FMR Area								
VERY LOW INCOME	31650	36200	40700	45200	48850	52450	56050	59700
LOW INCOME	45500	52000	58500	65000	70200	75400	80600	85800
MOD.INC-GUAR.LOAN	93450	93450	93450	93450	123350	123350	123350	123350
Providence-Fall River, RI-MA HUD Metro FMR Area								
VERY LOW INCOME	26500	30250	34050	37800	40850	43850	46900	49900
LOW INCOME	42350	48400	54450	60500	65350	70200	75000	79850
MOD.INC-GUAR.LOAN	86950	86950	86950	86950	114750	114750	114750	114750
Westerly-Hopkinton-New Shoreham, RI HUD Metro FMR Area								
VERY LOW INCOME	30000	34250	38550	42800	46250	49650	53100	56500
LOW INCOME	45500	52000	58500	65000	70200	75400	80600	85800
MOD.INC-GUAR.LOAN	93450	93450	93450	93450	123350	123350	123350	123350

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:SOUTH CAROLINA

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	---------- ADJUSTED INCOME LIMITS ----------							
Anderson, SC MSA								
VERY LOW INCOME	19650	22450	25250	28050	30300	32550	34800	37050
LOW INCOME	31450	35900	40400	44900	48500	52100	55700	59250
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Augusta-Richmond County, GA-SC MSA								
VERY LOW INCOME	20300	23200	26100	28950	31300	33600	35900	38250
LOW INCOME	32400	37050	41650	46300	50000	53700	57400	61100
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Charleston-North Charleston-Summerville, SC MSA								
VERY LOW INCOME	22050	25200	28350	31500	34050	36550	39100	41600
LOW INCOME	35300	40300	45350	50400	54450	58450	62500	66550
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Charlotte-Gastonia-Rock Hill, NC-SC MSA								
Charlotte-Gastonia-Rock Hill, NC-SC HUD Metro FMR Area								
VERY LOW INCOME	24000	27400	30850	34250	37000	39750	42500	45250
LOW INCOME	38350	43850	49300	54800	59200	63550	67950	72350
MOD.INC-GUAR.LOAN	78800	78800	78800	78800	104000	104000	104000	104000
Columbia, SC MSA								
Columbia, SC HUD Metro FMR Area								
VERY LOW INCOME	22600	25800	29050	32250	34850	37450	40000	42600
LOW INCOME	36100	41300	46450	51600	55750	59850	64000	68100
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Kershaw County, SC HUD Metro FMR Area								
VERY LOW INCOME	19900	22750	25600	28400	30700	32950	35250	37500
LOW INCOME	31800	36350	40900	45450	49100	52700	56350	60000
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Florence, SC MSA								
Darlington County, SC HUD Metro FMR Area								
VERY LOW INCOME	17500	20000	22500	25000	27000	29000	31000	33000
LOW INCOME	28000	32000	36000	40000	43200	46400	49600	52800
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Florence, SC HUD Metro FMR Area								
VERY LOW INCOME	18150	20750	23350	25900	28000	30050	32150	34200
LOW INCOME	29000	33150	37300	41450	44750	48100	51400	54700
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:SOUTH CAROLINA

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	---------- ADJUSTED INCOME LIMITS ----------							
Greenville-Mauldin-Easley, SC MSA								
Greenville-Mauldin-Easley, SC MSA								
VERY LOW INCOME	20650	23600	26550	29500	31900	34250	36600	38950
LOW INCOME	33050	37750	42500	47200	51000	54750	58550	62300
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Laurens County, SC HUD Metro FMR Area								
VERY LOW INCOME	17750	20250	22800	25300	27350	29350	31400	33400
LOW INCOME	28350	32400	36450	40500	43750	47000	50200	53450
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Myrtle Beach-North Myrtle Beach-Conway, SC MSA								
VERY LOW INCOME	19250	22000	24750	27500	29700	31900	34100	36300
LOW INCOME	30800	35200	39600	44000	47500	51050	54550	58100
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Spartanburg, SC MSA								
VERY LOW INCOME	19950	22800	25650	28450	30750	33050	35300	37600
LOW INCOME	31850	36400	40950	45500	49150	52800	56400	60050
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Sumter, SC MSA								
VERY LOW INCOME	17450	19950	22450	24900	26900	28900	30900	32900
LOW INCOME	27900	31900	35850	39850	43050	46250	49400	52600
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Abbeville County, SC								
VERY LOW INCOME	17200	19650	22100	24550	26550	28500	30450	32450
LOW INCOME	27500	31450	35350	39300	42450	45600	48750	51900
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Allendale County, SC								
VERY LOW INCOME	17200	19650	22100	24550	26550	28500	30450	32450
LOW INCOME	27500	31450	35350	39300	42450	45600	48750	51900
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Bamberg County, SC								
VERY LOW INCOME	17200	19650	22100	24550	26550	28500	30450	32450
LOW INCOME	27500	31450	35350	39300	42450	45600	48750	51900
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Barnwell County, SC								
VERY LOW INCOME	20500	23400	26350	29250	31600	33950	36250	38600
LOW INCOME	32750	37450	42100	46800	50550	54300	58050	61800
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:SOUTH CAROLINA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Beaufort County, SC									
	VERY LOW INCOME	24450	27950	31450	34900	37700	40500	43300	46100
	LOW INCOME	39100	44700	50250	55850	60300	64800	69250	73700
	MOD.INC-GUAR.LOAN	80300	80300	80300	80300	106000	106000	106000	106000
Cherokee County, SC									
	VERY LOW INCOME	19200	21950	24700	27450	29650	31850	34050	36250
	LOW INCOME	30750	35150	39550	43900	47450	50950	54450	57950
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Chester County, SC									
	VERY LOW INCOME	17200	19650	22100	24550	26550	28500	30450	32450
	LOW INCOME	27500	31450	35350	39300	42450	45600	48750	51900
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Chesterfield County, SC									
	VERY LOW INCOME	17200	19650	22100	24550	26550	28500	30450	32450
	LOW INCOME	27500	31450	35350	39300	42450	45600	48750	51900
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Clarendon County, SC									
	VERY LOW INCOME	17200	19650	22100	24550	26550	28500	30450	32450
	LOW INCOME	27500	31450	35350	39300	42450	45600	48750	51900
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Colleton County, SC									
	VERY LOW INCOME	17200	19650	22100	24550	26550	28500	30450	32450
	LOW INCOME	27500	31450	35350	39300	42450	45600	48750	51900
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Dillon County, SC									
	VERY LOW INCOME	17200	19650	22100	24550	26550	28500	30450	32450
	LOW INCOME	27500	31450	35350	39300	42450	45600	48750	51900
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Georgetown County, SC									
	VERY LOW INCOME	20200	23050	25950	28800	31150	33450	35750	38050
	LOW INCOME	32250	36900	41500	46100	49800	53500	57150	60850
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Greenwood County, SC									
	VERY LOW INCOME	18700	21350	24050	26700	28850	30950	33100	35250
	LOW INCOME	29900	34150	38450	42700	46100	49550	52950	56350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:SOUTH CAROLINA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Hampton County, SC									
	VERY LOW INCOME	17200	19650	22100	24550	26550	28500	30450	32450
	LOW INCOME	27500	31450	35350	39300	42450	45600	48750	51900
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Jasper County, SC									
	VERY LOW INCOME	17200	19650	22100	24550	26550	28500	30450	32450
	LOW INCOME	27500	31450	35350	39300	42450	45600	48750	51900
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Lancaster County, SC									
	VERY LOW INCOME	17850	20400	22950	25450	27500	29550	31600	33600
	LOW INCOME	28500	32550	36650	40700	43950	47200	50450	53700
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Lee County, SC									
	VERY LOW INCOME	17200	19650	22100	24550	26550	28500	30450	32450
	LOW INCOME	27500	31450	35350	39300	42450	45600	48750	51900
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Marion County, SC									
	VERY LOW INCOME	17200	19650	22100	24550	26550	28500	30450	32450
	LOW INCOME	27500	31450	35350	39300	42450	45600	48750	51900
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Marlboro County, SC									
	VERY LOW INCOME	17200	19650	22100	24550	26550	28500	30450	32450
	LOW INCOME	27500	31450	35350	39300	42450	45600	48750	51900
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
McCormick County, SC									
	VERY LOW INCOME	17200	19650	22100	24550	26550	28500	30450	32450
	LOW INCOME	27500	31450	35350	39300	42450	45600	48750	51900
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Newberry County, SC									
	VERY LOW INCOME	19300	22050	24800	27550	29800	32000	34200	36400
	LOW INCOME	30850	35300	39700	44100	47650	51150	54700	58200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Oconee County, SC									
	VERY LOW INCOME	19300	22050	24800	27550	29750	31950	34150	36350
	LOW INCOME	30850	35300	39700	44100	47650	51150	54700	58200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:SOUTH CAROLINA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
Orangeburg County, SC									
	VERY LOW INCOME	17200	19650	22100	24550	26550	28500	30450	32450
	LOW INCOME	27500	31450	35350	39300	42450	45600	48750	51900
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Union County, SC									
	VERY LOW INCOME	17200	19650	22100	24550	26550	28500	30450	32450
	LOW INCOME	27500	31450	35350	39300	42450	45600	48750	51900
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Williamsburg County, SC									
	VERY LOW INCOME	17200	19650	22100	24550	26550	28500	30450	32450
	LOW INCOME	27500	31450	35350	39300	42450	45600	48750	51900
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:SOUTH DAKOTA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- AJUSTEDINCOME LIMITS ----------							
Rapid City, SD MSA									
Meade County, SD HUD Metro FMR Area									
	VERY LOW INCOME	21200	24200	27250	30250	32700	35100	37550	39950
	LOW INCOME	33900	38700	43550	48400	52250	56150	60000	63900
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Rapid City, SD HUD Metro FMR Area									
	VERY LOW INCOME	22400	25600	28800	32000	34600	37150	39700	42250
	LOW INCOME	35850	40950	46100	51200	55300	59400	63500	67600
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Sioux City, IA-NE-SD MSA									
Union County, SD SEA									
	VERY LOW INCOME	21550	24650	27700	30800	33250	35750	38200	40650
	LOW INCOME	34500	39450	44350	49300	53250	57200	61150	65100
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Sioux Falls, SD MSA									
	VERY LOW INCOME	25300	28900	32500	36100	39000	41900	44800	47700
	LOW INCOME	40450	46200	52000	57750	62350	67000	71600	76250
	MOD.INC-GUAR.LOAN	83000	83000	83000	83000	109550	109550	109550	109550
Aurora County, SD									
	VERY LOW INCOME	21650	24750	27850	30900	33400	35850	38350	40800
	LOW INCOME	34600	39550	44500	49450	53400	57350	61300	65250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Beadle County, SD									
	VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
	LOW INCOME	34100	38950	43850	48700	52600	56500	60400	64300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Bennett County, SD									
	VERY LOW INCOME	20750	23700	26650	29600	32000	34350	36750	39100
	LOW INCOME	33150	37900	42600	47350	51150	54950	58700	62500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Bon Homme County, SD									
	VERY LOW INCOME	20750	23700	26650	29600	32000	34350	36750	39100
	LOW INCOME	33150	37900	42600	47350	51150	54950	58700	62500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:SOUTH DAKOTA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Brookings County, SD									
	VERY LOW INCOME	23600	26950	30300	33650	36350	39050	41750	44450
	LOW INCOME	37700	43100	48450	53850	58150	62450	66750	71100
	MOD.INC-GUAR.LOAN	77400	77400	77400	77400	102150	102150	102150	102150
Brown County, SD									
	VERY LOW INCOME	22550	25800	29000	32200	34800	37400	39950	42550
	LOW INCOME	36050	41200	46350	51500	55600	59750	63850	68000
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Brule County, SD									
	VERY LOW INCOME	21800	24900	28000	31100	33600	36100	38600	41100
	LOW INCOME	34850	39800	44800	49750	53750	57700	61700	65650
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Buffalo County, SD									
	VERY LOW INCOME	20750	23700	26650	29600	32000	34350	36750	39100
	LOW INCOME	33150	37900	42600	47350	51150	54950	58700	62500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Butte County, SD									
	VERY LOW INCOME	20750	23700	26650	29600	32000	34350	36750	39100
	LOW INCOME	33150	37900	42600	47350	51150	54950	58700	62500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Campbell County, SD									
	VERY LOW INCOME	20750	23700	26650	29600	32000	34350	36750	39100
	LOW INCOME	33150	37900	42600	47350	51150	54950	58700	62500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Charles Mix County, SD									
	VERY LOW INCOME	20750	23700	26650	29600	32000	34350	36750	39100
	LOW INCOME	33150	37900	42600	47350	51150	54950	58700	62500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Clark County, SD									
	VERY LOW INCOME	21150	24200	27200	30200	32650	35050	37450	39900
	LOW INCOME	33800	38650	43450	48300	52150	56050	59900	63750
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Clay County, SD									
	VERY LOW INCOME	23000	26250	29550	32800	35450	38050	40700	43300
	LOW INCOME	36750	42000	47250	52500	56700	60900	65100	69300
	MOD.INC-GUAR.LOAN	75450	75450	75450	75450	99600	99600	99600	99600

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02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:SOUTH DAKOTA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Codington County, SD									
	VERY LOW INCOME	22500	25700	28900	32100	34700	37250	39850	42400
	LOW INCOME	35950	41100	46200	51350	55450	59550	63650	67800
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Corson County, SD									
	VERY LOW INCOME	20750	23700	26650	29600	32000	34350	36750	39100
	LOW INCOME	33150	37900	42600	47350	51150	54950	58700	62500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Custer County, SD									
	VERY LOW INCOME	21700	24800	27900	30950	33450	35950	38400	40900
	LOW INCOME	34650	39600	44550	49500	53450	57400	61400	65350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Davison County, SD									
	VERY LOW INCOME	21700	24800	27900	30950	33450	35950	38400	40900
	LOW INCOME	34650	39600	44550	49500	53450	57400	61400	65350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Day County, SD									
	VERY LOW INCOME	20750	23700	26650	29600	32000	34350	36750	39100
	LOW INCOME	33150	37900	42600	47350	51150	54950	58700	62500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Deuel County, SD									
	VERY LOW INCOME	21300	24350	27400	30400	32850	35300	37700	40150
	LOW INCOME	34050	38900	43800	48650	52550	56450	60350	64200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Dewey County, SD									
	VERY LOW INCOME	20750	23700	26650	29600	32000	34350	36750	39100
	LOW INCOME	33150	37900	42600	47350	51150	54950	58700	62500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Douglas County, SD									
	VERY LOW INCOME	20750	23700	26650	29600	32000	34350	36750	39100
	LOW INCOME	33150	37900	42600	47350	51150	54950	58700	62500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Edmunds County, SD									
	VERY LOW INCOME	21600	24700	27800	30850	33350	35800	38300	40750
	LOW INCOME	34550	39500	44400	49350	53300	57250	61200	65150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:SOUTH DAKOTA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Fall River County, SD									
	VERY LOW INCOME	20750	23700	26650	29600	32000	34350	36750	39100
	LOW INCOME	33150	37900	42600	47350	51150	54950	58700	62500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Faulk County, SD									
	VERY LOW INCOME	20900	23850	26850	29800	32200	34600	37000	39350
	LOW INCOME	33400	38150	42950	47700	51500	55350	59150	62950
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Grant County, SD									
	VERY LOW INCOME	21250	24300	27350	30350	32800	35250	37650	40100
	LOW INCOME	34000	38850	43700	48550	52450	56300	60200	64100
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Gregory County, SD									
	VERY LOW INCOME	20750	23700	26650	29600	32000	34350	36750	39100
	LOW INCOME	33150	37900	42600	47350	51150	54950	58700	62500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Haakon County, SD									
	VERY LOW INCOME	22850	26100	29350	32600	35250	37850	40450	43050
	LOW INCOME	36500	41700	46950	52150	56300	60500	64650	68850
	MOD.INC-GUAR.LOAN	74950	74950	74950	74950	98950	98950	98950	98950
Hamlin County, SD									
	VERY LOW INCOME	21450	24500	27550	30600	33050	35500	37950	40400
	LOW INCOME	34250	39150	44050	48950	52850	56800	60700	64600
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Hand County, SD									
	VERY LOW INCOME	20750	23700	26650	29600	32000	34350	36750	39100
	LOW INCOME	33150	37900	42600	47350	51150	54950	58700	62500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Hanson County, SD									
	VERY LOW INCOME	20750	23700	26650	29600	32000	34350	36750	39100
	LOW INCOME	33150	37900	42600	47350	51150	54950	58700	62500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Harding County, SD									
	VERY LOW INCOME	20850	23800	26800	29750	32150	34550	36900	39300
	LOW INCOME	33300	38100	42850	47600	51400	55200	59000	62850
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:SOUTH DAKOTA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Hughes County, SD									
	VERY LOW INCOME	27500	31400	35350	39250	42400	45550	48700	51850
	LOW INCOME	43950	50250	56500	62800	67800	72850	77850	82900
	MOD.INC-GUAR.LOAN	90300	90300	90300	90300	119200	119200	119200	119200
Hutchinson County, SD									
	VERY LOW INCOME	21150	24150	27150	30150	32600	35000	37400	39800
	LOW INCOME	33800	38600	43450	48250	52100	55950	59850	63700
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Hyde County, SD									
	VERY LOW INCOME	20900	23850	26850	29800	32200	34600	37000	39350
	LOW INCOME	33400	38150	42950	47700	51500	55350	59150	62950
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Jackson County, SD									
	VERY LOW INCOME	20750	23700	26650	29600	32000	34350	36750	39100
	LOW INCOME	33150	37900	42600	47350	51150	54950	58700	62500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Jerauld County, SD									
	VERY LOW INCOME	20750	23700	26650	29600	32000	34350	36750	39100
	LOW INCOME	33150	37900	42600	47350	51150	54950	58700	62500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Jones County, SD									
	VERY LOW INCOME	22100	25250	28400	31550	34100	36600	39150	41650
	LOW INCOME	35350	40400	45450	50500	54550	58600	62600	66650
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Kingsbury County, SD									
	VERY LOW INCOME	21950	25050	28200	31300	33850	36350	38850	41350
	LOW INCOME	35050	40100	45100	50100	54100	58100	62100	66150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Lake County, SD									
	VERY LOW INCOME	21950	25100	28250	31350	33900	36400	38900	41400
	LOW INCOME	35100	40100	45150	50150	54150	58150	62200	66200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Lawrence County, SD									
	VERY LOW INCOME	23150	26450	29750	33050	35700	38350	41000	43650
	LOW INCOME	37050	42300	47600	52900	57150	61350	65600	69850
	MOD.INC-GUAR.LOAN	76050	76050	76050	76050	100400	100400	100400	100400

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02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:SOUTH DAKOTA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Lyman County, SD									
	VERY LOW INCOME	20750	23700	26650	29600	32000	34350	36750	39100
	LOW INCOME	33150	37900	42600	47350	51150	54950	58700	62500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Marshall County, SD									
	VERY LOW INCOME	20750	23700	26650	29600	32000	34350	36750	39100
	LOW INCOME	33150	37900	42600	47350	51150	54950	58700	62500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
McPherson County, SD									
	VERY LOW INCOME	20750	23700	26650	29600	32000	34350	36750	39100
	LOW INCOME	33150	37900	42600	47350	51150	54950	58700	62500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Mellette County, SD									
	VERY LOW INCOME	20750	23700	26650	29600	32000	34350	36750	39100
	LOW INCOME	33150	37900	42600	47350	51150	54950	58700	62500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Miner County, SD									
	VERY LOW INCOME	20750	23700	26650	29600	32000	34350	36750	39100
	LOW INCOME	33150	37900	42600	47350	51150	54950	58700	62500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Moody County, SD									
	VERY LOW INCOME	22900	26200	29450	32700	35350	37950	40550	43200
	LOW INCOME	36600	41850	47050	52300	56500	60650	64850	69050
	MOD.INC-GUAR.LOAN	75200	75200	75200	75200	99250	99250	99250	99250
Perkins County, SD									
	VERY LOW INCOME	20750	23700	26650	29600	32000	34350	36750	39100
	LOW INCOME	33150	37900	42600	47350	51150	54950	58700	62500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Potter County, SD									
	VERY LOW INCOME	20750	23700	26650	29600	32000	34350	36750	39100
	LOW INCOME	33150	37900	42600	47350	51150	54950	58700	62500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Roberts County, SD									
	VERY LOW INCOME	20750	23700	26650	29600	32000	34350	36750	39100
	LOW INCOME	33150	37900	42600	47350	51150	54950	58700	62500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:SOUTH DAKOTA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- AJUSTED INCOME LIMITS ----------							
Sanborn County, SD									
	VERY LOW INCOME	21500	24600	27650	30700	33200	35650	38100	40550
	LOW INCOME	34350	39300	44200	49100	53050	56950	60900	64800
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Shannon County, SD									
	VERY LOW INCOME	20750	23700	26650	29600	32000	34350	36750	39100
	LOW INCOME	33150	37900	42600	47350	51150	54950	58700	62500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Spink County, SD									
	VERY LOW INCOME	22700	25950	29200	32400	35000	37600	40200	42800
	LOW INCOME	36300	41500	46650	51850	56000	60150	64300	68450
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Stanley County, SD									
	VERY LOW INCOME	22450	25650	28850	32050	34650	37200	39750	42350
	LOW INCOME	35900	41050	46150	51300	55400	59500	63600	67700
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Sully County, SD									
	VERY LOW INCOME	22600	25800	29050	32250	34850	37450	40000	42600
	LOW INCOME	36100	41300	46450	51600	55750	59850	64000	68100
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Todd County, SD									
	VERY LOW INCOME	20750	23700	26650	29600	32000	34350	36750	39100
	LOW INCOME	33150	37900	42600	47350	51150	54950	58700	62500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Tripp County, SD									
	VERY LOW INCOME	20750	23700	26650	29600	32000	34350	36750	39100
	LOW INCOME	33150	37900	42600	47350	51150	54950	58700	62500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Walworth County, SD									
	VERY LOW INCOME	20750	23700	26650	29600	32000	34350	36750	39100
	LOW INCOME	33150	37900	42600	47350	51150	54950	58700	62500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Yankton County, SD									
	VERY LOW INCOME	23550	26900	30250	33600	36300	39000	41700	44400
	LOW INCOME	37650	43000	48400	53750	58050	62350	66650	70950
	MOD.INC-GUAR.LOAN	77250	77250	77250	77250	101950	101950	101950	101950

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02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:SOUTH DAKOTA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
Ziebach County, SD									
	VERY LOW INCOME	20750	23700	26650	29600	32000	34350	36750	39100
	LOW INCOME	33150	37900	42600	47350	51150	54950	58700	62500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:TENNESSEE

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	---------- AJUSTED INCOME LIMITS ----------							
Chattanooga, TN-GA MSA								
VERY LOW INCOME	20300	23200	26100	29000	31350	33650	36000	38300
LOW INCOME	32500	37100	41750	46400	50100	53800	57550	61250
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Clarksville, TN-KY MSA								
Clarksville, TN-KY HUD Metro FMR Area								
VERY LOW INCOME	19000	21700	24400	27100	29300	31450	33650	35800
LOW INCOME	30350	34700	39000	43350	46800	50300	53750	57200
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Stewart County, TN HUD Metro FMR Area								
VERY LOW INCOME	18450	21050	23700	26300	28450	30550	32650	34750
LOW INCOME	29450	33700	37900	42100	45450	48850	52200	55550
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Cleveland, TN MSA								
VERY LOW INCOME	18350	20950	23600	26200	28300	30400	32500	34600
LOW INCOME	29350	33550	37750	41900	45250	48650	52000	55350
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Jackson, TN MSA								
VERY LOW INCOME	19050	21800	24500	27200	29400	31600	33750	35950
LOW INCOME	30450	34800	39150	43500	47000	50450	53950	57400
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Johnson City, TN MSA								
VERY LOW INCOME	17950	20500	23050	25600	27650	29700	31750	33800
LOW INCOME	28650	32750	36850	40950	44250	47500	50800	54050
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Kingsport-Bristol-Bristol, TN-VA MSA								
VERY LOW INCOME	17750	20250	22800	25300	27350	29350	31400	33400
LOW INCOME	28350	32400	36450	40500	43750	47000	50200	53450
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Knoxville, TN MSA								
VERY LOW INCOME	21800	24900	28000	31100	33600	36100	38600	41100
LOW INCOME	34850	39800	44800	49750	53750	57700	61700	65650
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Memphis, TN-MS-AR MSA								
Memphis, TN-MS-AR HUD Metro FMR Area								
VERY LOW INCOME	20700	23650	26600	29550	31950	34300	36650	39050
LOW INCOME	33100	37850	42550	47300	51100	54850	58650	62450
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:TENNESSEE

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	ADJUSTED INCOME LIMITS							
Morristown, TN MSA								
VERY LOW INCOME	17300	19800	22250	24700	26700	28700	30650	32650
LOW INCOME	27650	31600	35550	39500	42650	45800	49000	52150
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Nashville-Davidson--Murfreesboro--Franklin, TN MSA								
Hickman County, TN HUD Metro FMR Area								
VERY LOW INCOME	18200	20800	23400	25950	28050	30150	32200	34300
LOW INCOME	29050	33200	37350	41500	44800	48150	51450	54800
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Macon County, TN HUD Metro FMR Area								
VERY LOW INCOME	16500	18850	21200	23550	25450	27300	29200	31100
LOW INCOME	26400	30150	33950	37700	40700	43750	46750	49750
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Nashville-Davidson--Murfreesboro--Franklin, TN MSA								
VERY LOW INCOME	23500	26850	30200	33550	36250	38950	41650	44300
LOW INCOME	37600	42950	48350	53700	58000	62300	66600	70900
MOD.INC-GUAR.LOAN	77200	77200	77200	77200	101900	101900	101900	101900
Smith County, TN HUD Metro FMR Area								
VERY LOW INCOME	19900	22750	25600	28400	30700	32950	35250	37500
LOW INCOME	31800	36350	40900	45450	49100	52700	56350	60000
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Bedford County, TN								
VERY LOW INCOME	17900	20450	23000	25550	27600	29650	31700	33750
LOW INCOME	28650	32700	36800	40900	44150	47450	50700	54000
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Benton County, TN								
VERY LOW INCOME	16350	18700	21050	23350	25250	27100	29000	30850
LOW INCOME	26150	29900	33600	37350	40350	43350	46300	49300
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Bledsoe County, TN								
VERY LOW INCOME	16350	18700	21050	23350	25250	27100	29000	30850
LOW INCOME	26150	29900	33600	37350	40350	43350	46300	49300
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Campbell County, TN								
VERY LOW INCOME	16350	18700	21050	23350	25250	27100	29000	30850
LOW INCOME	26150	29900	33600	37350	40350	43350	46300	49300
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:TENNESSEE

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
Carroll County, TN									
	VERY LOW INCOME	17200	19650	22100	24550	26550	28500	30450	32450
	LOW INCOME	27500	31450	35350	39300	42450	45600	48750	51900
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Claiborne County, TN									
	VERY LOW INCOME	16350	18700	21050	23350	25250	27100	29000	30850
	LOW INCOME	26150	29900	33600	37350	40350	43350	46300	49300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Clay County, TN									
	VERY LOW INCOME	16350	18700	21050	23350	25250	27100	29000	30850
	LOW INCOME	26150	29900	33600	37350	40350	43350	46300	49300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Cocke County, TN									
	VERY LOW INCOME	16350	18700	21050	23350	25250	27100	29000	30850
	LOW INCOME	26150	29900	33600	37350	40350	43350	46300	49300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Coffee County, TN									
	VERY LOW INCOME	18750	21400	24100	26750	28900	31050	33200	35350
	LOW INCOME	29950	34250	38500	42800	46200	49650	53050	56500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Crockett County, TN									
	VERY LOW INCOME	16850	19250	21650	24050	26000	27900	29850	31750
	LOW INCOME	26950	30800	34650	38500	41600	44650	47750	50800
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Cumberland County, TN									
	VERY LOW INCOME	16350	18700	21050	23350	25250	27100	29000	30850
	LOW INCOME	26150	29900	33600	37350	40350	43350	46300	49300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
DeKalb County, TN									
	VERY LOW INCOME	16900	19300	21700	24100	26050	28000	29900	31850
	LOW INCOME	27000	30850	34700	38550	41650	44700	47800	50900
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Decatur County, TN									
	VERY LOW INCOME	17150	19600	22050	24500	26500	28450	30400	32350
	LOW INCOME	27450	31350	35300	39200	42350	45450	48600	51750
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:TENNESSEE

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
Dyer County, TN									
	VERY LOW INCOME	17150	19600	22050	24450	26450	28400	30350	32300
	LOW INCOME	27350	31300	35200	39100	42250	45350	48500	51600
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Fentress County, TN									
	VERY LOW INCOME	16350	18700	21050	23350	25250	27100	29000	30850
	LOW INCOME	26150	29900	33600	37350	40350	43350	46300	49300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Franklin County, TN									
	VERY LOW INCOME	18800	21450	24150	26800	28950	31100	33250	35400
	LOW INCOME	30050	34300	38600	42900	46350	49750	53200	56650
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Gibson County, TN									
	VERY LOW INCOME	17900	20450	23000	25550	27600	29650	31700	33750
	LOW INCOME	28650	32700	36800	40900	44150	47450	50700	54000
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Giles County, TN									
	VERY LOW INCOME	18350	21000	23600	26200	28300	30400	32500	34600
	LOW INCOME	29350	33500	37700	41900	45250	48600	51950	55300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Greene County, TN									
	VERY LOW INCOME	16950	19350	21750	24150	26100	28050	29950	31900
	LOW INCOME	27050	30900	34800	38650	41750	44850	47950	51000
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Grundy County, TN									
	VERY LOW INCOME	16350	18700	21050	23350	25250	27100	29000	30850
	LOW INCOME	26150	29900	33600	37350	40350	43350	46300	49300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Hancock County, TN									
	VERY LOW INCOME	16350	18700	21050	23350	25250	27100	29000	30850
	LOW INCOME	26150	29900	33600	37350	40350	43350	46300	49300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Hardeman County, TN									
	VERY LOW INCOME	16350	18700	21050	23350	25250	27100	29000	30850
	LOW INCOME	26150	29900	33600	37350	40350	43350	46300	49300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:TENNESSEE

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
Hardin County, TN									
	VERY LOW INCOME	16350	18700	21050	23350	25250	27100	29000	30850
	LOW INCOME	26150	29900	33600	37350	40350	43350	46300	49300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Haywood County, TN									
	VERY LOW INCOME	16350	18700	21050	23350	25250	27100	29000	30850
	LOW INCOME	26150	29900	33600	37350	40350	43350	46300	49300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Henderson County, TN									
	VERY LOW INCOME	17500	20000	22500	25000	27000	29000	31000	33000
	LOW INCOME	28000	32000	36000	40000	43200	46400	49600	52800
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Henry County, TN									
	VERY LOW INCOME	17400	19850	22350	24800	26800	28800	30800	32750
	LOW INCOME	27800	31750	35750	39700	42900	46050	49250	52400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Houston County, TN									
	VERY LOW INCOME	16350	18700	21050	23350	25250	27100	29000	30850
	LOW INCOME	26150	29900	33600	37350	40350	43350	46300	49300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Humphreys County, TN									
	VERY LOW INCOME	18550	21200	23850	26450	28600	30700	32800	34950
	LOW INCOME	29600	33850	38050	42300	45700	49050	52450	55850
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Jackson County, TN									
	VERY LOW INCOME	16350	18700	21050	23350	25250	27100	29000	30850
	LOW INCOME	26150	29900	33600	37350	40350	43350	46300	49300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Johnson County, TN									
	VERY LOW INCOME	16350	18700	21050	23350	25250	27100	29000	30850
	LOW INCOME	26150	29900	33600	37350	40350	43350	46300	49300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Lake County, TN									
	VERY LOW INCOME	16350	18700	21050	23350	25250	27100	29000	30850
	LOW INCOME	26150	29900	33600	37350	40350	43350	46300	49300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:TENNESSEE

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Lauderdale County, TN									
	VERY LOW INCOME	16350	18700	21050	23350	25250	27100	29000	30850
	LOW INCOME	26150	29900	33600	37350	40350	43350	46300	49300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Lawrence County, TN									
	VERY LOW INCOME	16350	18700	21050	23350	25250	27100	29000	30850
	LOW INCOME	26150	29900	33600	37350	40350	43350	46300	49300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Lewis County, TN									
	VERY LOW INCOME	16950	19350	21750	24150	26100	28050	29950	31900
	LOW INCOME	27050	30900	34800	38650	41750	44850	47950	51000
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Lincoln County, TN									
	VERY LOW INCOME	19750	22600	25400	28200	30500	32750	35000	37250
	LOW INCOME	31550	36100	40600	45100	48700	52300	55900	59550
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Marshall County, TN									
	VERY LOW INCOME	20100	23000	25850	28700	31000	33300	35600	37900
	LOW INCOME	32150	36700	41300	45900	49550	53250	56900	60600
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Maury County, TN									
	VERY LOW INCOME	21550	24650	27700	30800	33250	35750	38200	40650
	LOW INCOME	34500	39450	44350	49300	53250	57200	61150	65100
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
McMinn County, TN									
	VERY LOW INCOME	17750	20300	22850	25350	27400	29450	31450	33500
	LOW INCOME	28400	32450	36500	40550	43800	47050	50300	53550
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
McNairy County, TN									
	VERY LOW INCOME	16350	18700	21050	23350	25250	27100	29000	30850
	LOW INCOME	26150	29900	33600	37350	40350	43350	46300	49300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Meigs County, TN									
	VERY LOW INCOME	17150	19600	22050	24500	26500	28450	30400	32350
	LOW INCOME	27450	31350	35300	39200	42350	45450	48600	51750
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:TENNESSEE

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
Monroe County, TN									
	VERY LOW INCOME	16750	19150	21550	23900	25850	27750	29650	31550
	LOW INCOME	26800	30600	34450	38250	41300	44350	47450	50500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Moore County, TN									
	VERY LOW INCOME	21750	24850	27950	31050	33550	36050	38550	41000
	LOW INCOME	34800	39750	44750	49700	53700	57650	61650	65600
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Morgan County, TN									
	VERY LOW INCOME	16950	19350	21750	24150	26100	28050	29950	31900
	LOW INCOME	27050	30900	34800	38650	41750	44850	47950	51000
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Obion County, TN									
	VERY LOW INCOME	17800	20350	22900	25400	27450	29500	31500	33550
	LOW INCOME	28450	32500	36600	40650	43900	47150	50400	53650
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Overton County, TN									
	VERY LOW INCOME	16350	18700	21050	23350	25250	27100	29000	30850
	LOW INCOME	26150	29900	33600	37350	40350	43350	46300	49300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Perry County, TN									
	VERY LOW INCOME	16350	18700	21050	23350	25250	27100	29000	30850
	LOW INCOME	26150	29900	33600	37350	40350	43350	46300	49300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Pickett County, TN									
	VERY LOW INCOME	16400	18750	21100	23400	25300	27150	29050	30900
	LOW INCOME	26200	29950	33700	37450	40450	43450	46450	49450
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Putnam County, TN									
	VERY LOW INCOME	17650	20200	22700	25200	27250	29250	31250	33300
	LOW INCOME	28200	32250	36250	40300	43500	46750	49950	53200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Rhea County, TN									
	VERY LOW INCOME	16600	18950	21300	23650	25550	27450	29350	31250
	LOW INCOME	26500	30300	34050	37850	40900	43900	46950	49950
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:TENNESSEE

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
Roane County, TN									
	VERY LOW INCOME	19350	22100	24850	27600	29850	32050	34250	36450
	LOW INCOME	30900	35300	39750	44150	47700	51200	54750	58300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Scott County, TN									
	VERY LOW INCOME	16350	18700	21050	23350	25250	27100	29000	30850
	LOW INCOME	26150	29900	33600	37350	40350	43350	46300	49300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Sevier County, TN									
	VERY LOW INCOME	18700	21400	24050	26700	28850	31000	33150	35250
	LOW INCOME	29900	34150	38450	42700	46100	49550	52950	56350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Van Buren County, TN									
	VERY LOW INCOME	16350	18700	21050	23350	25250	27100	29000	30850
	LOW INCOME	26150	29900	33600	37350	40350	43350	46300	49300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Warren County, TN									
	VERY LOW INCOME	16350	18700	21050	23350	25250	27100	29000	30850
	LOW INCOME	26150	29900	33600	37350	40350	43350	46350	49300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Wayne County, TN									
	VERY LOW INCOME	16800	19200	21600	23950	25900	27800	29700	31650
	LOW INCOME	26800	30650	34450	38300	41350	44450	47500	50550
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Weakley County, TN									
	VERY LOW INCOME	17050	19500	21950	24350	26300	28250	30200	32150
	LOW INCOME	27250	31150	35050	38950	42050	45200	48300	51400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
White County, TN									
	VERY LOW INCOME	16350	18700	21050	23350	25250	27100	29000	30850
	LOW INCOME	26150	29900	33600	37350	40350	43350	46300	49300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:TEXAS

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	---------- AJUSTED INCOME LIMITS ----------							
Abilene, TX MSA								
VERY LOW INCOME	19250	22000	24750	27450	29650	31850	34050	36250
LOW INCOME	30750	35100	39500	43900	47400	50900	54450	57950
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Amarillo, TX MSA								
VERY LOW INCOME	22200	25400	28550	31700	34250	36800	39350	41850
LOW INCOME	35500	40550	45650	50700	54750	58800	62850	66900
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Austin-Round Rock-San Marcos, TX MSA								
VERY LOW INCOME	26600	30400	34200	37950	41000	44050	47100	50100
LOW INCOME	42500	48550	54650	60700	65550	70400	75250	80100
MOD.INC-GUAR.LOAN	87250	87250	87250	87250	115150	115150	115150	115150
Beaumont-Port Arthur, TX MSA								
VERY LOW INCOME	20150	23000	25900	28750	31050	33350	35650	37950
LOW INCOME	32200	36800	41400	46000	49700	53350	57050	60700
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Brownsville-Harlingen, TX MSA								
VERY LOW INCOME	17700	20200	22750	25250	27300	29300	31350	33350
LOW INCOME	28300	32300	36350	40400	43650	46850	50100	53350
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
College Station-Bryan, TX MSA								
VERY LOW INCOME	20400	23300	26200	29100	31450	33800	36100	38450
LOW INCOME	32600	37250	41900	46550	50250	54000	57700	61450
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Corpus Christi, TX MSA								
Aransas County, TX HUD Metro FMR Area								
VERY LOW INCOME	19250	22000	24750	27450	29650	31850	34050	36250
LOW INCOME	30750	35100	39500	43900	47400	50900	54450	57950
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Corpus Christi, TX HUD Metro FMR Area								
VERY LOW INCOME	19000	21700	24400	27100	29300	31450	33650	35800
LOW INCOME	30350	34700	39000	43350	46800	50300	53750	57200
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Dallas-Fort Worth-Arlington, TX MSA								
Dallas, TX HUD Metro FMR Area								
VERY LOW INCOME	24550	28050	31550	35050	37900	40700	43500	46300
LOW INCOME	39250	44900	50500	56100	60600	65100	69550	74050
MOD.INC-GUAR.LOAN	80650	80650	80650	80650	106450	106450	106450	106450

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:TEXAS

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	---------- AJUSTED INCOME LIMITS ----------							
Fort Worth-Arlington, TX HUD Metro FMR Area								
VERY LOW INCOME	24250	27700	31150	34600	37400	40150	42950	45700
LOW INCOME	38750	44300	49800	55350	59800	64200	68650	73050
MOD.INC-GUAR.LOAN	79550	79550	79550	79550	105000	105000	105000	105000
Wise County, TX HUD Metro FMR Area								
VERY LOW INCOME	24650	28200	31700	35200	38050	40850	43650	46500
LOW INCOME	39400	45050	50650	56300	60800	65300	69800	74300
MOD.INC-GUAR.LOAN	80950	80950	80950	80950	106850	106850	106850	106850
El Paso, TX MSA								
VERY LOW INCOME	17700	20200	22750	25250	27300	29300	31350	33350
LOW INCOME	28300	32300	36350	40400	43650	46850	50100	53350
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Houston-Sugar Land-Baytown, TX MSA								
Austin County, TX HUD Metro FMR Area								
VERY LOW INCOME	23650	27000	30400	33750	36450	39150	41850	44550
LOW INCOME	37800	43200	48600	54000	58300	62650	66950	71300
MOD.INC-GUAR.LOAN	77650	77650	77650	77650	102500	102500	102500	102500
Brazoria County, TX HUD Metro FMR Area								
VERY LOW INCOME	27550	31500	35450	39350	42500	45650	48800	51950
LOW INCOME	44050	50350	56650	62950	68000	73000	78050	83100
MOD.INC-GUAR.LOAN	90500	90500	90500	90500	119450	119450	119450	119450
Houston-Baytown-Sugar Land, TX HUD Metro FMR Area								
VERY LOW INCOME	23450	26800	30150	33450	36150	38850	41500	44200
LOW INCOME	37450	42800	48150	53500	57800	62050	66350	70600
MOD.INC-GUAR.LOAN	76900	76900	76900	76900	101500	101500	101500	101500
Killeen-Temple-Fort Hood, TX MSA								
Killeen-Temple-Fort Hood, TX HUD Metro FMR Area								
VERY LOW INCOME	20850	23800	26800	29750	32150	34550	36900	39300
LOW INCOME	33300	38100	42850	47600	51400	55200	59000	62850
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Lampasas County, TX HUD Metro FMR Area								
VERY LOW INCOME	20700	23650	26600	29550	31950	34300	36650	39050
LOW INCOME	33100	37850	42550	47300	51100	54850	58650	62450
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:TEXAS

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- AJUSTEDINCOME LIMITS ----------							
Laredo, TX MSA									
	VERY LOW INCOME	17700	20200	22750	25250	27300	29300	31350	33350
	LOW INCOME	28300	32300	36350	40400	43650	46850	50100	53350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Longview, TX MSA									
Longview, TX HUD Metro FMR Area									
	VERY LOW INCOME	19750	22600	25400	28200	30500	32750	35000	37250
	LOW INCOME	31550	36100	40600	45100	48700	52300	55900	59550
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Rusk County, TX HUD Metro FMR Area									
	VERY LOW INCOME	20550	23500	26450	29350	31700	34050	36400	38750
	LOW INCOME	32850	37550	42250	46950	50700	54450	58200	61950
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Lubbock, TX MSA									
	VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
	LOW INCOME	32950	37700	42400	47100	50850	54650	58400	62150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
McAllen-Edinburg-Mission, TX MSA									
	VERY LOW INCOME	17700	20200	22750	25250	27300	29300	31350	33350
	LOW INCOME	28300	32300	36350	40400	43650	46850	50100	53350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Midland, TX MSA									
	VERY LOW INCOME	23950	27350	30750	34150	36900	39650	42350	45100
	LOW INCOME	38250	43700	49200	54650	59000	63400	67750	72150
	MOD.INC-GUAR.LOAN	78550	78550	78550	78550	103700	103700	103700	103700
Odessa, TX MSA									
	VERY LOW INCOME	19800	22600	25450	28250	30550	32800	35050	37300
	LOW INCOME	31650	36150	40700	45200	48800	52450	56050	59650
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
San Angelo, TX MSA									
Irion County, TX SEA									
	VERY LOW INCOME	19650	22450	25250	28050	30300	32550	34800	37050
	LOW INCOME	31450	35900	40400	44900	48500	52100	55700	59250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:TEXAS

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	---------- AJUSTEDINCOME LIMITS ----------							
San Angelo, TX MSA								
VERY LOW INCOME	19650	22450	25250	28050	30300	32550	34800	37050
LOW INCOME	31450	35900	40400	44900	48500	52100	55700	59250
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
San Antonio-New Braunfels, TX MSA								
Atascosa County, TX HUD Metro FMR Area								
VERY LOW INCOME	18450	21050	23700	26300	28450	30550	32650	34750
LOW INCOME	29450	33700	37900	42100	45450	48850	52200	55550
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Kendall County, TX HUD Metro FMR Area								
VERY LOW INCOME	30450	34800	39150	43450	46950	50450	53900	57400
LOW INCOME	45500	52000	58500	65000	70200	75400	80600	85800
MOD.INC-GUAR.LOAN	93450	93450	93450	93450	123350	123350	123350	123350
Medina County, TX HUD Metro FMR Area								
VERY LOW INCOME	21800	24900	28000	31100	33600	36100	38600	41100
LOW INCOME	34850	39800	44800	49750	53750	57700	61700	65650
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
San Antonio-New Braunfels, TX HUD Metro FMR Area								
VERY LOW INCOME	21500	24550	27600	30650	33150	35600	38050	40500
LOW INCOME	34350	39250	44150	49050	52950	56900	60800	64750
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Sherman-Denison, TX MSA								
VERY LOW INCOME	21600	24700	27800	30850	33350	35800	38300	40750
LOW INCOME	34550	39500	44400	49350	53300	57250	61200	65150
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Texarkana, TX-Texarkana, AR MSA								
VERY LOW INCOME	19050	21800	24500	27200	29400	31600	33750	35950
LOW INCOME	30450	34800	39150	43500	47000	50450	53950	57400
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Tyler, TX MSA								
VERY LOW INCOME	21600	24650	27750	30800	33300	35750	38200	40700
LOW INCOME	34500	39450	44350	49300	53250	57200	61150	65100
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Victoria, TX MSA								
Calhoun County, TX HUD Metro FMR Area								
VERY LOW INCOME	19950	22800	25650	28450	30750	33050	35300	37600
LOW INCOME	31850	36400	40950	45500	49150	52800	56400	60050
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:TEXAS

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Victoria, TX HUD Metro FMR Area									
	VERY LOW INCOME	19850	22700	25550	28350	30650	32900	35200	37450
	LOW INCOME	31750	36300	40800	45350	49000	52600	56250	59850
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Waco, TX MSA									
	VERY LOW INCOME	19150	21900	24650	27350	29550	31750	33950	36150
	LOW INCOME	30650	35000	39400	43750	47250	50750	54250	57750
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Wichita Falls, TX MSA									
	VERY LOW INCOME	19550	22350	25150	27900	30150	32400	34600	36850
	LOW INCOME	31250	35700	40200	44650	48200	51800	55350	58950
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Anderson County, TX									
	VERY LOW INCOME	19400	22200	24950	27700	29950	32150	34350	36600
	LOW INCOME	31000	35450	39850	44300	47850	51400	54950	58500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Andrews County, TX									
	VERY LOW INCOME	20100	22950	25800	28650	30950	33250	35550	37850
	LOW INCOME	32100	36700	41250	45850	49500	53200	56850	60500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Angelina County, TX									
	VERY LOW INCOME	17700	20200	22750	25250	27300	29300	31350	33350
	LOW INCOME	28300	32300	36350	40400	43650	46850	50100	53350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Bailey County, TX									
	VERY LOW INCOME	19100	21800	24550	27250	29450	31650	33800	36000
	LOW INCOME	30500	34900	39250	43600	47100	50600	54050	57550
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Baylor County, TX									
	VERY LOW INCOME	19350	22100	24850	27600	29850	32050	34250	36450
	LOW INCOME	30900	35300	39750	44150	47700	51200	54750	58300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Bee County, TX									
	VERY LOW INCOME	17700	20200	22750	25250	27300	29300	31350	33350
	LOW INCOME	28300	32300	36350	40400	43650	46850	50100	53350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:TEXAS

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Blanco County, TX									
	VERY LOW INCOME	23450	26800	30150	33500	36200	38900	41550	44250
	LOW INCOME	37500	42900	48250	53600	57900	62200	66450	70750
	MOD.INC-GUAR.LOAN	77050	77050	77050	77050	101700	101700	101700	101700
Borden County, TX									
	VERY LOW INCOME	19750	22600	25400	28200	30500	32750	35000	37250
	LOW INCOME	31550	36100	40600	45100	48700	52300	55900	59550
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Bosque County, TX									
	VERY LOW INCOME	19500	22250	25050	27800	30050	32250	34500	36700
	LOW INCOME	31150	35600	40050	44500	48050	51600	55200	58750
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Brewster County, TX									
	VERY LOW INCOME	19750	22550	25350	28150	30450	32700	34950	37200
	LOW INCOME	31550	36050	40550	45050	48650	52250	55850	59450
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Briscoe County, TX									
	VERY LOW INCOME	17700	20200	22750	25250	27300	29300	31350	33350
	LOW INCOME	28300	32300	36350	40400	43650	46850	50100	53350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Brooks County, TX									
	VERY LOW INCOME	17700	20200	22750	25250	27300	29300	31350	33350
	LOW INCOME	28300	32300	36350	40400	43650	46850	50100	53350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Brown County, TX									
	VERY LOW INCOME	18350	20950	23550	26150	28250	30350	32450	34550
	LOW INCOME	29300	33500	37650	41850	45200	48550	51900	55250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Burnet County, TX									
	VERY LOW INCOME	21600	24700	27800	30850	33350	35800	38300	40750
	LOW INCOME	34550	39500	44400	49350	53300	57250	61200	65150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Camp County, TX									
	VERY LOW INCOME	17700	20200	22750	25250	27300	29300	31350	33350
	LOW INCOME	28300	32300	36350	40400	43650	46850	50100	53350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:TEXAS

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
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		A J U S T E D I N C O M E L I M I T S							
Cass County, TX									
	VERY LOW INCOME	17700	20200	22750	25250	27300	29300	31350	33350
	LOW INCOME	28300	32300	36350	40400	43650	46850	50100	53350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Castro County, TX									
	VERY LOW INCOME	17700	20200	22750	25250	27300	29300	31350	33350
	LOW INCOME	28300	32300	36350	40400	43650	46850	50100	53350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Cherokee County, TX									
	VERY LOW INCOME	17700	20200	22750	25250	27300	29300	31350	33350
	LOW INCOME	28300	32300	36350	40400	43650	46850	50100	53350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Childress County, TX									
	VERY LOW INCOME	19000	21700	24400	27100	29300	31450	33650	35800
	LOW INCOME	30350	34700	39000	43350	46800	50300	53750	57200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Cochran County, TX									
	VERY LOW INCOME	17700	20200	22750	25250	27300	29300	31350	33350
	LOW INCOME	28300	32300	36350	40400	43650	46850	50100	53350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Coke County, TX									
	VERY LOW INCOME	19000	21700	24400	27100	29300	31450	33650	35800
	LOW INCOME	30350	34700	39000	43350	46800	50300	53750	57200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Coleman County, TX									
	VERY LOW INCOME	17700	20200	22750	25250	27300	29300	31350	33350
	LOW INCOME	28300	32300	36350	40400	43650	46850	50100	53350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Collingsworth County, TX									
	VERY LOW INCOME	18550	21200	23850	26500	28650	30750	32900	35000
	LOW INCOME	29700	33900	38150	42400	45800	49200	52600	55950
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Colorado County, TX									
	VERY LOW INCOME	19750	22600	25400	28200	30500	32750	35000	37250
	LOW INCOME	31550	36100	40600	45100	48700	52300	55900	59550
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:TEXAS

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
Comanche County, TX									
	VERY LOW INCOME	17800	20350	22900	25400	27450	29500	31500	33550
	LOW INCOME	28450	32500	36600	40650	43900	47150	50400	53650
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Concho County, TX									
	VERY LOW INCOME	19950	22800	25650	28450	30750	33050	35300	37600
	LOW INCOME	31850	36400	40950	45500	49150	52800	56400	60050
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Cooke County, TX									
	VERY LOW INCOME	21800	24900	28000	31100	33600	36100	38600	41100
	LOW INCOME	34850	39800	44800	49750	53750	57700	61700	65650
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Cottle County, TX									
	VERY LOW INCOME	17700	20200	22750	25250	27300	29300	31350	33350
	LOW INCOME	28300	32300	36350	40400	43650	46850	50100	53350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Crane County, TX									
	VERY LOW INCOME	19900	22750	25600	28400	30700	32950	35250	37500
	LOW INCOME	31800	36350	40900	45450	49100	52700	56350	60000
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Crockett County, TX									
	VERY LOW INCOME	18850	21550	24250	26900	29100	31250	33400	35550
	LOW INCOME	30150	34450	38750	43050	46500	49950	53400	56850
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Culberson County, TX									
	VERY LOW INCOME	17700	20200	22750	25250	27300	29300	31350	33350
	LOW INCOME	28300	32300	36350	40400	43650	46850	50100	53350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Dallam County, TX									
	VERY LOW INCOME	19100	21800	24550	27250	29450	31650	33800	36000
	LOW INCOME	30500	34900	39250	43600	47100	50600	54050	57550
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Dawson County, TX									
	VERY LOW INCOME	17700	20200	22750	25250	27300	29300	31350	33350
	LOW INCOME	28300	32300	36350	40400	43650	46850	50100	53350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:TEXAS

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		----------	----------	----------	ADJUSTED	INCOME	LIMITS	----------	----------
DeWitt County, TX									
	VERY LOW INCOME	19600	22400	25200	27950	30200	32450	34700	36900
	LOW INCOME	31300	35750	40250	44700	48300	51850	55450	59000
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Deaf Smith County, TX									
	VERY LOW INCOME	18350	20950	23550	26150	28250	30350	32450	34550
	LOW INCOME	29300	33500	37650	41850	45200	48550	51900	55250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Dickens County, TX									
	VERY LOW INCOME	18200	20800	23400	25950	28050	30150	32200	34300
	LOW INCOME	29050	33200	37350	41500	44800	48150	51450	54800
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Dimmit County, TX									
	VERY LOW INCOME	17700	20200	22750	25250	27300	29300	31350	33350
	LOW INCOME	28300	32300	36350	40400	43650	46850	50100	53350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Donley County, TX									
	VERY LOW INCOME	19500	22300	25100	27850	30100	32350	34550	36800
	LOW INCOME	31200	35650	40100	44550	48100	51700	55250	58800
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Duval County, TX									
	VERY LOW INCOME	17700	20200	22750	25250	27300	29300	31350	33350
	LOW INCOME	28300	32300	36350	40400	43650	46850	50100	53350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Eastland County, TX									
	VERY LOW INCOME	17700	20200	22750	25250	27300	29300	31350	33350
	LOW INCOME	28300	32300	36350	40400	43650	46850	50100	53350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Edwards County, TX									
	VERY LOW INCOME	17700	20200	22750	25250	27300	29300	31350	33350
	LOW INCOME	28300	32300	36350	40400	43650	46850	50100	53350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Erath County, TX									
	VERY LOW INCOME	19200	21950	24700	27400	29600	31800	34000	36200
	LOW INCOME	30700	35100	39450	43850	47350	50850	54350	57900
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:TEXAS

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Falls County, TX									
	VERY LOW INCOME	17700	20200	22750	25250	27300	29300	31350	33350
	LOW INCOME	28300	32300	36350	40400	43650	46850	50100	53350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Fannin County, TX									
	VERY LOW INCOME	19950	22800	25650	28450	30750	33050	35300	37600
	LOW INCOME	31850	36400	40950	45500	49150	52800	56400	60050
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Fayette County, TX									
	VERY LOW INCOME	20900	23900	26900	29850	32250	34650	37050	39450
	LOW INCOME	33450	38200	43000	47750	51550	55400	59200	63050
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Fisher County, TX									
	VERY LOW INCOME	19400	22150	24900	27650	29900	32100	34300	36500
	LOW INCOME	31000	35400	39850	44250	47800	51350	54850	58400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Floyd County, TX									
	VERY LOW INCOME	17700	20200	22750	25250	27300	29300	31350	33350
	LOW INCOME	28300	32300	36350	40400	43650	46850	50100	53350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Foard County, TX									
	VERY LOW INCOME	17700	20200	22750	25250	27300	29300	31350	33350
	LOW INCOME	28300	32300	36350	40400	43650	46850	50100	53350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Franklin County, TX									
	VERY LOW INCOME	20100	22950	25800	28650	30950	33250	35550	37850
	LOW INCOME	32100	36700	41250	45850	49500	53200	56850	60500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Freestone County, TX									
	VERY LOW INCOME	20450	23400	26300	29200	31550	33900	36250	38550
	LOW INCOME	32700	37350	42050	46700	50450	54150	57900	61650
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Frio County, TX									
	VERY LOW INCOME	17700	20200	22750	25250	27300	29300	31350	33350
	LOW INCOME	28300	32300	36350	40400	43650	46850	50100	53350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:TEXAS

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
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		A J U S T E D I N C O M E L I M I T S							
Gaines County, TX									
	VERY LOW INCOME	18900	21600	24300	26950	29150	31300	33450	35600
	LOW INCOME	30150	34500	38800	43100	46550	50000	53450	56900
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Garza County, TX									
	VERY LOW INCOME	18800	21450	24150	26800	28950	31100	33250	35400
	LOW INCOME	30050	34300	38600	42900	46350	49750	53200	56650
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Gillespie County, TX									
	VERY LOW INCOME	23350	26700	30050	33350	36050	38700	41400	44050
	LOW INCOME	37350	42700	48000	53350	57600	61900	66150	70400
	MOD.INC-GUAR.LOAN	76700	76700	76700	76700	101250	101250	101250	101250
Glasscock County, TX									
	VERY LOW INCOME	23050	26350	29650	32900	35550	38200	40800	43450
	LOW INCOME	36850	42100	47400	52650	56850	61050	65300	69500
	MOD.INC-GUAR.LOAN	75700	75700	75700	75700	99900	99900	99900	99900
Gonzales County, TX									
	VERY LOW INCOME	17700	20200	22750	25250	27300	29300	31350	33350
	LOW INCOME	28300	32300	36350	40400	43650	46850	50100	53350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Gray County, TX									
	VERY LOW INCOME	19350	22100	24850	27600	29850	32050	34250	36450
	LOW INCOME	30900	35300	39750	44150	47700	51200	54750	58300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Grimes County, TX									
	VERY LOW INCOME	18850	21550	24250	26900	29100	31250	33400	35550
	LOW INCOME	30150	34450	38750	43050	46500	49950	53400	56850
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Hale County, TX									
	VERY LOW INCOME	17700	20200	22750	25250	27300	29300	31350	33350
	LOW INCOME	28300	32300	36350	40400	43650	46850	50100	53350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Hall County, TX									
	VERY LOW INCOME	17700	20200	22750	25250	27300	29300	31350	33350
	LOW INCOME	28300	32300	36350	40400	43650	46850	50100	53350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:TEXAS

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
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		A J U S T E D I N C O M E L I M I T S							
Hamilton County, TX									
	VERY LOW INCOME	19100	21800	24550	27250	29450	31650	33800	36000
	LOW INCOME	30500	34900	39250	43600	47100	50600	54050	57550
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Hansford County, TX									
	VERY LOW INCOME	21400	24450	27500	30550	33000	35450	37900	40350
	LOW INCOME	34250	39100	44000	48900	52800	56700	60650	64550
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Hardeman County, TX									
	VERY LOW INCOME	17700	20200	22750	25250	27300	29300	31350	33350
	LOW INCOME	28300	32300	36350	40400	43650	46850	50100	53350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Harrison County, TX									
	VERY LOW INCOME	19500	22300	25100	27850	30100	32350	34550	36800
	LOW INCOME	31200	35650	40100	44550	48100	51700	55250	58800
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Hartley County, TX									
	VERY LOW INCOME	27650	31600	35550	39500	42700	45850	49000	52150
	LOW INCOME	44250	50550	56900	63200	68250	73300	78350	83400
	MOD.INC-GUAR.LOAN	90850	90850	90850	90850	119900	119900	119900	119900
Haskell County, TX									
	VERY LOW INCOME	18050	20600	23200	25750	27850	29900	31950	34000
	LOW INCOME	28850	32950	37100	41200	44500	47800	51100	54400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Hemphill County, TX									
	VERY LOW INCOME	22850	26100	29350	32600	35250	37850	40450	43050
	LOW INCOME	36500	41700	46950	52150	56300	60500	64650	68850
	MOD.INC-GUAR.LOAN	74950	74950	74950	74950	98950	98950	98950	98950
Henderson County, TX									
	VERY LOW INCOME	17900	20450	23000	25550	27600	29650	31700	33750
	LOW INCOME	28650	32700	36800	40900	44150	47450	50700	54000
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Hill County, TX									
	VERY LOW INCOME	18900	21600	24300	26950	29150	31300	33450	35600
	LOW INCOME	30150	34500	38800	43100	46550	50000	53450	56900
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:TEXAS

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
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		A J U S T E D I N C O M E L I M I T S							
Hockley County, TX									
	VERY LOW INCOME	19750	22550	25350	28150	30450	32700	34950	37200
	LOW INCOME	31550	36050	40550	45050	48650	52250	55850	59450
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Hood County, TX									
	VERY LOW INCOME	24450	27950	31450	34900	37700	40500	43300	46100
	LOW INCOME	39100	44700	50250	55850	60300	64800	69250	73700
	MOD.INC-GUAR.LOAN	80300	80300	80300	80300	106000	106000	106000	106000
Hopkins County, TX									
	VERY LOW INCOME	19750	22600	25400	28200	30500	32750	35000	37250
	LOW INCOME	31550	36100	40600	45100	48700	52300	55900	59550
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Houston County, TX									
	VERY LOW INCOME	17700	20200	22750	25250	27300	29300	31350	33350
	LOW INCOME	28300	32300	36350	40400	43650	46850	50100	53350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Howard County, TX									
	VERY LOW INCOME	19400	22200	24950	27700	29950	32150	34350	36600
	LOW INCOME	31000	35450	39850	44300	47850	51400	54950	58500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Hudspeth County, TX									
	VERY LOW INCOME	17700	20200	22750	25250	27300	29300	31350	33350
	LOW INCOME	28300	32300	36350	40400	43650	46850	50100	53350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Hutchinson County, TX									
	VERY LOW INCOME	19500	22250	25050	27800	30050	32250	34500	36700
	LOW INCOME	31150	35600	40050	44500	48050	51600	55200	58750
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Jack County, TX									
	VERY LOW INCOME	20250	23150	26050	28900	31250	33550	35850	38150
	LOW INCOME	32400	37000	41650	46250	49950	53650	57350	61050
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Jackson County, TX									
	VERY LOW INCOME	22300	25500	28700	31850	34400	36950	39500	42050
	LOW INCOME	35650	40750	45850	50950	55050	59100	63200	67250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:TEXAS

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
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		A J U S T E D I N C O M E L I M I T S							
Jasper County, TX									
	VERY LOW INCOME	17700	20200	22750	25250	27300	29300	31350	33350
	LOW INCOME	28300	32300	36350	40400	43650	46850	50100	53350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Jeff Davis County, TX									
	VERY LOW INCOME	19000	21700	24400	27100	29300	31450	33650	35800
	LOW INCOME	30350	34700	39000	43350	46800	50300	53750	57200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Jim Hogg County, TX									
	VERY LOW INCOME	17700	20200	22750	25250	27300	29300	31350	33350
	LOW INCOME	28300	32300	36350	40400	43650	46850	50100	53350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Jim Wells County, TX									
	VERY LOW INCOME	17700	20200	22750	25250	27300	29300	31350	33350
	LOW INCOME	28300	32300	36350	40400	43650	46850	50100	53350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Karnes County, TX									
	VERY LOW INCOME	18700	21400	24050	26700	28850	31000	33150	35250
	LOW INCOME	29900	34150	38450	42700	46100	49550	52950	56350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Kenedy County, TX									
	VERY LOW INCOME	19000	21700	24400	27100	29300	31450	33650	35800
	LOW INCOME	30350	34700	39000	43350	46800	50300	53750	57200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Kent County, TX									
	VERY LOW INCOME	19000	21700	24400	27100	29300	31450	33650	35800
	LOW INCOME	30350	34700	39000	43350	46800	50300	53750	57200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Kerr County, TX									
	VERY LOW INCOME	20450	23400	26300	29200	31550	33900	36250	38550
	LOW INCOME	32700	37350	42050	46700	50450	54150	57900	61650
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Kimble County, TX									
	VERY LOW INCOME	18800	21500	24200	26850	29000	31150	33300	35450
	LOW INCOME	30050	34350	38650	42950	46400	49800	53250	56700
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:TEXAS

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
King County, TX									
	VERY LOW INCOME	19800	22600	25450	28250	30550	32800	35050	37300
	LOW INCOME	31650	36150	40700	45200	48800	52450	56050	59650
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Kinney County, TX									
	VERY LOW INCOME	17700	20200	22750	25250	27300	29300	31350	33350
	LOW INCOME	28300	32300	36350	40400	43650	46850	50100	53350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Kleberg County, TX									
	VERY LOW INCOME	17700	20200	22750	25250	27300	29300	31350	33350
	LOW INCOME	28300	32300	36350	40400	43650	46850	50100	53350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Knox County, TX									
	VERY LOW INCOME	17700	20200	22750	25250	27300	29300	31350	33350
	LOW INCOME	28300	32300	36350	40400	43650	46850	50100	53350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
La Salle County, TX									
	VERY LOW INCOME	17700	20200	22750	25250	27300	29300	31350	33350
	LOW INCOME	28300	32300	36350	40400	43650	46850	50100	53350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Lamar County, TX									
	VERY LOW INCOME	18400	21000	23650	26250	28350	30450	32550	34650
	LOW INCOME	29400	33600	37800	42000	45350	48700	52100	55450
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Lamb County, TX									
	VERY LOW INCOME	17700	20200	22750	25250	27300	29300	31350	33350
	LOW INCOME	28300	32300	36350	40400	43650	46850	50100	53350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Lavaca County, TX									
	VERY LOW INCOME	19850	22650	25500	28300	30600	32850	35100	37400
	LOW INCOME	31700	36250	40750	45300	48900	52550	56150	59800
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Lee County, TX									
	VERY LOW INCOME	21700	24800	27900	31000	33500	36000	38450	40950
	LOW INCOME	34700	39700	44650	49600	53550	57550	61500	65450
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:TEXAS

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Leon County, TX									
	VERY LOW INCOME	19250	22000	24750	27500	29700	31900	34100	36300
	LOW INCOME	30800	35200	39600	44000	47500	51050	54550	58100
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Limestone County, TX									
	VERY LOW INCOME	19450	22200	25000	27750	30000	32200	34450	36650
	LOW INCOME	31100	35500	39950	44400	47950	51500	55050	58600
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Lipscomb County, TX									
	VERY LOW INCOME	21300	24350	27400	30400	32850	35300	37700	40150
	LOW INCOME	34050	38900	43800	48650	52550	56450	60350	64200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Live Oak County, TX									
	VERY LOW INCOME	19050	21750	24450	27150	29350	31500	33700	35850
	LOW INCOME	30400	34750	39100	43450	46950	50400	53900	57350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Llano County, TX									
	VERY LOW INCOME	20650	23600	26550	29500	31900	34250	36600	38950
	LOW INCOME	33050	37750	42500	47200	51000	54750	58550	62300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Loving County, TX									
	VERY LOW INCOME	27800	31750	35700	39650	42850	46000	49200	52350
	LOW INCOME	44400	50750	57100	63450	68550	73600	78700	83750
	MOD.INC-GUAR.LOAN	91200	91200	91200	91200	120400	120400	120400	120400
Lynn County, TX									
	VERY LOW INCOME	18100	20700	23300	25850	27950	30000	32100	34150
	LOW INCOME	28950	33100	37200	41350	44650	47950	51250	54600
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Madison County, TX									
	VERY LOW INCOME	17700	20200	22750	25250	27300	29300	31350	33350
	LOW INCOME	28300	32300	36350	40400	43650	46850	50100	53350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Marion County, TX									
	VERY LOW INCOME	17700	20200	22750	25250	27300	29300	31350	33350
	LOW INCOME	28300	32300	36350	40400	43650	46850	50100	53350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:TEXAS

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Martin County, TX									
	VERY LOW INCOME	18350	21000	23600	26200	28300	30400	32500	34600
	LOW INCOME	29350	33500	37700	41900	45250	48600	51950	55300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Mason County, TX									
	VERY LOW INCOME	20650	23600	26550	29500	31900	34250	36600	38950
	LOW INCOME	33050	37750	42500	47200	51000	54750	58550	62300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Matagorda County, TX									
	VERY LOW INCOME	18500	21150	23800	26400	28550	30650	32750	34850
	LOW INCOME	29600	33800	38050	42250	45650	49000	52400	55750
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Maverick County, TX									
	VERY LOW INCOME	17700	20200	22750	25250	27300	29300	31350	33350
	LOW INCOME	28300	32300	36350	40400	43650	46850	50100	53350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
McCulloch County, TX									
	VERY LOW INCOME	17700	20200	22750	25250	27300	29300	31350	33350
	LOW INCOME	28300	32300	36350	40400	43650	46850	50100	53350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
McMullen County, TX									
	VERY LOW INCOME	18500	21150	23800	26400	28550	30650	32750	34850
	LOW INCOME	29600	33800	38050	42250	45650	49000	52400	55750
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Menard County, TX									
	VERY LOW INCOME	19750	22550	25350	28150	30450	32700	34950	37200
	LOW INCOME	31550	36050	40550	45050	48650	52250	55850	59450
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Milam County, TX									
	VERY LOW INCOME	18350	20950	23550	26150	28250	30350	32450	34550
	LOW INCOME	29300	33500	37650	41850	45200	48550	51900	55250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Mills County, TX									
	VERY LOW INCOME	17850	20400	22950	25500	27550	29600	31650	33700
	LOW INCOME	28550	32650	36700	40800	44050	47350	50600	53850
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:TEXAS

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- AJUSTED INCOME LIMITS ----------							
Mitchell County, TX									
	VERY LOW INCOME	18550	21200	23850	26500	28650	30750	32900	35000
	LOW INCOME	29700	33900	38150	42400	45800	49200	52600	55950
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Montague County, TX									
	VERY LOW INCOME	20300	23200	26100	29000	31350	33650	36000	38300
	LOW INCOME	32500	37100	41750	46400	50100	53800	57550	61250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Moore County, TX									
	VERY LOW INCOME	19000	21700	24400	27100	29300	31450	33650	35800
	LOW INCOME	30350	34700	39000	43350	46800	50300	53750	57200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Morris County, TX									
	VERY LOW INCOME	18450	21100	23750	26350	28500	30600	32700	34800
	LOW INCOME	29500	33700	37950	42150	45500	48900	52250	55650
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Motley County, TX									
	VERY LOW INCOME	17700	20200	22750	25250	27300	29300	31350	33350
	LOW INCOME	28300	32300	36350	40400	43650	46850	50100	53350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Nacogdoches County, TX									
	VERY LOW INCOME	18550	21200	23850	26500	28650	30750	32900	35000
	LOW INCOME	29700	33900	38150	42400	45800	49200	52600	55950
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Navarro County, TX									
	VERY LOW INCOME	18600	21250	23900	26550	28700	30800	32950	35050
	LOW INCOME	29750	34000	38250	42500	45900	49300	52700	56100
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Newton County, TX									
	VERY LOW INCOME	17700	20200	22750	25250	27300	29300	31350	33350
	LOW INCOME	28300	32300	36350	40400	43650	46850	50100	53350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Nolan County, TX									
	VERY LOW INCOME	18000	20600	23150	25700	27800	29850	31900	33950
	LOW INCOME	28750	32900	37000	41100	44400	47700	50950	54250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:TEXAS

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Ochiltree County, TX									
	VERY LOW INCOME	21950	25050	28200	31300	33850	36350	38850	41350
	LOW INCOME	35050	40100	45100	50100	54100	58100	62100	66150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Oldham County, TX									
	VERY LOW INCOME	21150	24200	27200	30200	32650	35050	37450	39900
	LOW INCOME	33800	38650	43450	48300	52150	56050	59900	63750
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Palo Pinto County, TX									
	VERY LOW INCOME	18100	20700	23300	25850	27950	30000	32100	34150
	LOW INCOME	28950	33100	37200	41350	44650	47950	51250	54600
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Panola County, TX									
	VERY LOW INCOME	19450	22200	25000	27750	30000	32200	34450	36650
	LOW INCOME	31100	35500	39950	44400	47950	51500	55050	58600
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Parmer County, TX									
	VERY LOW INCOME	17700	20200	22750	25250	27300	29300	31350	33350
	LOW INCOME	28300	32300	36350	40400	43650	46850	50100	53350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Pecos County, TX									
	VERY LOW INCOME	17700	20200	22750	25250	27300	29300	31350	33350
	LOW INCOME	28300	32300	36350	40400	43650	46850	50100	53350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Polk County, TX									
	VERY LOW INCOME	17700	20200	22750	25250	27300	29300	31350	33350
	LOW INCOME	28300	32300	36350	40400	43650	46850	50100	53350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Presidio County, TX									
	VERY LOW INCOME	17700	20200	22750	25250	27300	29300	31350	33350
	LOW INCOME	28300	32300	36350	40400	43650	46850	50100	53350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Rains County, TX									
	VERY LOW INCOME	18900	21600	24300	27000	29200	31350	33500	35650
	LOW INCOME	30250	34550	38900	43200	46650	50100	53550	57000
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:TEXAS

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
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		A J U S T E D I N C O M E L I M I T S							
Reagan County, TX									
	VERY LOW INCOME	19950	22800	25650	28450	30750	33050	35300	37600
	LOW INCOME	31850	36400	40950	45500	49150	52800	56400	60050
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Real County, TX									
	VERY LOW INCOME	17700	20200	22750	25250	27300	29300	31350	33350
	LOW INCOME	28300	32300	36350	40400	43650	46850	50100	53350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Red River County, TX									
	VERY LOW INCOME	17700	20200	22750	25250	27300	29300	31350	33350
	LOW INCOME	28300	32300	36350	40400	43650	46850	50100	53350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Reeves County, TX									
	VERY LOW INCOME	17700	20200	22750	25250	27300	29300	31350	33350
	LOW INCOME	28300	32300	36350	40400	43650	46850	50100	53350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Refugio County, TX									
	VERY LOW INCOME	19000	21700	24400	27100	29300	31450	33650	35800
	LOW INCOME	30350	34700	39000	43350	46800	50300	53750	57200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Roberts County, TX									
	VERY LOW INCOME	24850	28400	31950	35450	38300	41150	44000	46800
	LOW INCOME	39700	45350	51050	56700	61250	65750	70300	74850
	MOD.INC-GUAR.LOAN	81500	81500	81500	81500	107600	107600	107600	107600
Runnels County, TX									
	VERY LOW INCOME	17700	20200	22750	25250	27300	29300	31350	33350
	LOW INCOME	28300	32300	36350	40400	43650	46850	50100	53350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Sabine County, TX									
	VERY LOW INCOME	17700	20200	22750	25250	27300	29300	31350	33350
	LOW INCOME	28300	32300	36350	40400	43650	46850	50100	53350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
San Augustine County, TX									
	VERY LOW INCOME	17700	20200	22750	25250	27300	29300	31350	33350
	LOW INCOME	28300	32300	36350	40400	43650	46850	50100	53350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:TEXAS

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
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		A J U S T E D I N C O M E L I M I T S							
San Saba County, TX									
	VERY LOW INCOME	17700	20200	22750	25250	27300	29300	31350	33350
	LOW INCOME	28300	32300	36350	40400	43650	46850	50100	53350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Schleicher County, TX									
	VERY LOW INCOME	20300	23200	26100	28950	31300	33600	35900	38250
	LOW INCOME	32400	37050	41650	46300	50000	53700	57400	61100
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Scurry County, TX									
	VERY LOW INCOME	20450	23400	26300	29200	31550	33900	36250	38550
	LOW INCOME	32700	37350	42050	46700	50450	54150	57900	61650
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Shackelford County, TX									
	VERY LOW INCOME	20450	23400	26300	29200	31550	33900	36250	38550
	LOW INCOME	32700	37350	42050	46700	50450	54150	57900	61650
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Shelby County, TX									
	VERY LOW INCOME	17700	20200	22750	25250	27300	29300	31350	33350
	LOW INCOME	28300	32300	36350	40400	43650	46850	50100	53350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Sherman County, TX									
	VERY LOW INCOME	21050	24050	27050	30050	32500	34900	37300	39700
	LOW INCOME	33650	38500	43300	48100	51950	55800	59650	63500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Somervell County, TX									
	VERY LOW INCOME	23950	27400	30800	34200	36950	39700	42450	45150
	LOW INCOME	38300	43750	49250	54700	59100	63450	67850	72200
	MOD.INC-GUAR.LOAN	78650	78650	78650	78650	103800	103800	103800	103800
Starr County, TX									
	VERY LOW INCOME	17700	20200	22750	25250	27300	29300	31350	33350
	LOW INCOME	28300	32300	36350	40400	43650	46850	50100	53350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Stephens County, TX									
	VERY LOW INCOME	17700	20200	22750	25250	27300	29300	31350	33350
	LOW INCOME	28300	32300	36350	40400	43650	46850	50100	53350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:TEXAS

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		----------	----------	----------	----------	----------	----------	----------	----------
		A J U S T E D I N C O M E L I M I T S							
Sterling County, TX									
	VERY LOW INCOME	18900	21600	24300	26950	29150	31300	33450	35600
	LOW INCOME	30150	34500	38800	43100	46550	50000	53450	56900
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Stonewall County, TX									
	VERY LOW INCOME	19750	22550	25350	28150	30450	32700	34950	37200
	LOW INCOME	31550	36050	40550	45050	48650	52250	55850	59450
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Sutton County, TX									
	VERY LOW INCOME	20650	23600	26550	29500	31900	34250	36600	38950
	LOW INCOME	33050	37750	42500	47200	51000	54750	58550	62300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Swisher County, TX									
	VERY LOW INCOME	18100	20700	23300	25850	27950	30000	32100	34150
	LOW INCOME	28950	33100	37200	41350	44650	47950	51250	54600
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Terrell County, TX									
	VERY LOW INCOME	17700	20200	22750	25250	27300	29300	31350	33350
	LOW INCOME	28300	32300	36350	40400	43650	46850	50100	53350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Terry County, TX									
	VERY LOW INCOME	18000	20550	23100	25650	27750	29800	31850	33900
	LOW INCOME	28750	32850	36950	41050	44350	47600	50900	54200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Throckmorton County, TX									
	VERY LOW INCOME	17700	20200	22750	25250	27300	29300	31350	33350
	LOW INCOME	28300	32300	36350	40400	43650	46850	50100	53350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Titus County, TX									
	VERY LOW INCOME	17700	20200	22750	25250	27300	29300	31350	33350
	LOW INCOME	28300	32300	36350	40400	43650	46850	50100	53350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Trinity County, TX									
	VERY LOW INCOME	17800	20350	22900	25400	27450	29500	31500	33550
	LOW INCOME	28450	32500	36600	40650	43900	47150	50400	53650
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:TEXAS

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		----------	----------	----------	ADJUSTED	INCOME	LIMITS	----------	----------
Tyler County, TX									
	VERY LOW INCOME	17700	20200	22750	25250	27300	29300	31350	33350
	LOW INCOME	28300	32300	36350	40400	43650	46850	50100	53350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Upton County, TX									
	VERY LOW INCOME	20000	22850	25700	28550	30850	33150	35450	37700
	LOW INCOME	32000	36550	41150	45700	49350	53000	56650	60300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Uvalde County, TX									
	VERY LOW INCOME	17700	20200	22750	25250	27300	29300	31350	33350
	LOW INCOME	28300	32300	36350	40400	43650	46850	50100	53350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Val Verde County, TX									
	VERY LOW INCOME	17700	20200	22750	25250	27300	29300	31350	33350
	LOW INCOME	28300	32300	36350	40400	43650	46850	50100	53350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Van Zandt County, TX									
	VERY LOW INCOME	19150	21850	24600	27300	29500	31700	33900	36050
	LOW INCOME	30600	34950	39350	43700	47200	50700	54200	57700
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Walker County, TX									
	VERY LOW INCOME	19000	21700	24400	27100	29300	31450	33650	35800
	LOW INCOME	30350	34700	39000	43350	46800	50300	53750	57200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Ward County, TX									
	VERY LOW INCOME	18000	20550	23100	25650	27750	29800	31850	33900
	LOW INCOME	28750	32850	36950	41050	44350	47600	50900	54200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Washington County, TX									
	VERY LOW INCOME	21250	24250	27300	30300	32750	35150	37600	40000
	LOW INCOME	33950	38800	43650	48500	52400	56250	60150	64000
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Wharton County, TX									
	VERY LOW INCOME	18900	21600	24300	27000	29200	31350	33500	35650
	LOW INCOME	30250	34550	38900	43200	46650	50100	53550	57000
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:TEXAS

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Wheeler County, TX									
	VERY LOW INCOME	20100	22950	25800	28650	30950	33250	35550	37850
	LOW INCOME	32100	36700	41250	45850	49500	53200	56850	60500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Wilbarger County, TX									
	VERY LOW INCOME	17700	20200	22750	25250	27300	29300	31350	33350
	LOW INCOME	28300	32300	36350	40400	43650	46850	50100	53350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Willacy County, TX									
	VERY LOW INCOME	17700	20200	22750	25250	27300	29300	31350	33350
	LOW INCOME	28300	32300	36350	40400	43650	46850	50100	53350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Winkler County, TX									
	VERY LOW INCOME	18900	21600	24300	26950	29150	31300	33450	35600
	LOW INCOME	30150	34500	38800	43100	46550	50000	53450	56900
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Wood County, TX									
	VERY LOW INCOME	18950	21650	24350	27050	29250	31400	33550	35750
	LOW INCOME	30300	34650	38950	43300	46750	50250	53700	57150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Yoakum County, TX									
	VERY LOW INCOME	19600	22400	25200	27950	30200	32450	34700	36900
	LOW INCOME	31300	35750	40250	44700	48300	51850	55450	59000
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Young County, TX									
	VERY LOW INCOME	18800	21500	24200	26850	29000	31150	33300	35450
	LOW INCOME	30050	34350	38650	42950	46400	49800	53250	56700
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Zapata County, TX									
	VERY LOW INCOME	17700	20200	22750	25250	27300	29300	31350	33350
	LOW INCOME	28300	32300	36350	40400	43650	46850	50100	53350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Zavala County, TX									
	VERY LOW INCOME	17700	20200	22750	25250	27300	29300	31350	33350
	LOW INCOME	28300	32300	36350	40400	43650	46850	50100	53350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:UTAH

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	ADJUSTED INCOME LIMITS							
Logan, UT-ID MSA								
VERY LOW INCOME	20450	23400	26300	29200	31550	33900	36250	38550
LOW INCOME	32700	37350	42050	46700	50450	54150	57900	61650
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Ogden-Clearfield, UT MSA								
VERY LOW INCOME	25050	28600	32200	35750	38650	41500	44350	47200
LOW INCOME	40050	45750	51500	57200	61800	66350	70950	75500
MOD.INC-GUAR.LOAN	82250	82250	82250	82250	108550	108550	108550	108550
Provo-Orem, UT MSA								
VERY LOW INCOME	23500	26850	30200	33550	36250	38950	41650	44300
LOW INCOME	37600	42950	48350	53700	58000	62300	66600	70900
MOD.INC-GUAR.LOAN	77200	77200	77200	77200	101900	101900	101900	101900
Salt Lake City, UT MSA								
Salt Lake City, UT HUD Metro FMR Area								
VERY LOW INCOME	25000	28550	32100	35650	38550	41400	44250	47100
LOW INCOME	39950	45650	51350	57050	61600	66200	70750	75300
MOD.INC-GUAR.LOAN	82000	82000	82000	82000	108250	108250	108250	108250
Summit County, UT HUD Metro FMR Area								
VERY LOW INCOME	35150	40150	45150	50150	54200	58200	62200	66200
LOW INCOME	45500	52000	58500	65000	70200	75400	80600	85800
MOD.INC-GUAR.LOAN	93450	93450	93450	93450	123350	123350	123350	123350
Tooele County, UT HUD Metro FMR Area								
VERY LOW INCOME	24850	28400	31950	35500	38350	41200	44050	46900
LOW INCOME	39750	45450	51100	56800	61350	65900	70450	75000
MOD.INC-GUAR.LOAN	81650	81650	81650	81650	107800	107800	107800	107800
St. George, UT MSA								
VERY LOW INCOME	20450	23400	26300	29200	31550	33900	36250	38550
LOW INCOME	32700	37350	42050	46700	50450	54150	57900	61650
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Beaver County, UT								
VERY LOW INCOME	20450	23400	26300	29200	31550	33900	36250	38550
LOW INCOME	32700	37350	42050	46700	50450	54150	57900	61650
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Box Elder County, UT								
VERY LOW INCOME	22550	25750	28950	32150	34750	37300	39900	42450
LOW INCOME	36000	41150	46300	51450	55550	59700	63800	67900
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:UTAH

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Carbon County, UT									
	VERY LOW INCOME	20450	23400	26300	29200	31550	33900	36250	38550
	LOW INCOME	32700	37350	42050	46700	50450	54150	57900	61650
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Daggett County, UT									
	VERY LOW INCOME	21500	24550	27600	30650	33150	35600	38050	40500
	LOW INCOME	34350	39250	44150	49050	52950	56900	60800	64750
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Duchesne County, UT									
	VERY LOW INCOME	22500	25700	28900	32100	34700	37250	39850	42400
	LOW INCOME	35950	41100	46200	51350	55450	59550	63650	67800
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Emery County, UT									
	VERY LOW INCOME	21950	25050	28200	31300	33850	36350	38850	41350
	LOW INCOME	35050	40100	45100	50100	54100	58100	62100	66150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Garfield County, UT									
	VERY LOW INCOME	21350	24400	27450	30500	32950	35400	37850	40300
	LOW INCOME	34150	39050	43900	48800	52700	56600	60500	64400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Grand County, UT									
	VERY LOW INCOME	20450	23400	26300	29200	31550	33900	36250	38550
	LOW INCOME	32700	37350	42050	46700	50450	54150	57900	61650
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Iron County, UT									
	VERY LOW INCOME	20450	23400	26300	29200	31550	33900	36250	38550
	LOW INCOME	32700	37350	42050	46700	50450	54150	57900	61650
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Kane County, UT									
	VERY LOW INCOME	21200	24200	27250	30250	32700	35100	37550	39950
	LOW INCOME	33900	38700	43550	48400	52250	56150	60000	63900
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Millard County, UT									
	VERY LOW INCOME	20850	23800	26800	29750	32150	34550	36900	39300
	LOW INCOME	33300	38100	42850	47600	51400	55200	59000	62850
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:UTAH

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Piute County, UT									
	VERY LOW INCOME	20450	23400	26300	29200	31550	33900	36250	38550
	LOW INCOME	32700	37350	42050	46700	50450	54150	57900	61650
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Rich County, UT									
	VERY LOW INCOME	21150	24200	27200	30200	32650	35050	37450	39900
	LOW INCOME	33800	38650	43450	48300	52150	56050	59900	63750
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
San Juan County, UT									
	VERY LOW INCOME	20450	23400	26300	29200	31550	33900	36250	38550
	LOW INCOME	32700	37350	42050	46700	50450	54150	57900	61650
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Sanpete County, UT									
	VERY LOW INCOME	20450	23400	26300	29200	31550	33900	36250	38550
	LOW INCOME	32700	37350	42050	46700	50450	54150	57900	61650
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Sevier County, UT									
	VERY LOW INCOME	20450	23400	26300	29200	31550	33900	36250	38550
	LOW INCOME	32700	37350	42050	46700	50450	54150	57900	61650
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Uintah County, UT									
	VERY LOW INCOME	23550	26900	30250	33600	36300	39000	41700	44400
	LOW INCOME	37650	43000	48400	53750	58050	62350	66650	70950
	MOD.INC-GUAR.LOAN	77250	77250	77250	77250	101950	101950	101950	101950
Wasatch County, UT									
	VERY LOW INCOME	25800	29500	33200	36850	39800	42750	45700	48650
	LOW INCOME	41250	47150	53050	58950	63650	68400	73100	77800
	MOD.INC-GUAR.LOAN	84750	84750	84750	84750	111850	111850	111850	111850
Wayne County, UT									
	VERY LOW INCOME	20450	23400	26300	29200	31550	33900	36250	38550
	LOW INCOME	32700	37350	42050	46700	50450	54150	57900	61650
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT
02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:VERMONT

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
Burlington-South Burlington, VT MSA									
	VERY LOW INCOME	28100	32100	36100	40100	43350	46550	49750	52950
	LOW INCOME	44750	51100	57500	63900	69000	74100	79250	84350
	MOD.INC-GUAR.LOAN	91850	91850	91850	91850	121250	121250	121250	121250
Addison County, VT									
	VERY LOW INCOME	25450	29050	32700	36300	39250	42150	45050	47950
	LOW INCOME	40650	46500	52300	58100	62750	67400	72050	76700
	MOD.INC-GUAR.LOAN	83500	83500	83500	83500	110200	110200	110200	110200
Bennington County, VT									
	VERY LOW INCOME	22600	25800	29050	32250	34850	37450	40000	42600
	LOW INCOME	36100	41300	46450	51600	55750	59850	64000	68100
	MOD.INC-GUAR.LOAN	76500	76500	76500	76500	101000	101000	101000	101000
Caledonia County, VT									
	VERY LOW INCOME	22450	25650	28850	32050	34650	37200	39750	42350
	LOW INCOME	35900	41050	46150	51300	55400	59500	63600	67700
	MOD.INC-GUAR.LOAN	76500	76500	76500	76500	101000	101000	101000	101000
Essex County, VT									
	VERY LOW INCOME	22450	25650	28850	32050	34650	37200	39750	42350
	LOW INCOME	35900	41050	46150	51300	55400	59500	63600	67700
	MOD.INC-GUAR.LOAN	76500	76500	76500	76500	101000	101000	101000	101000
Lamoille County, VT									
	VERY LOW INCOME	23550	26900	30250	33600	36300	39000	41700	44400
	LOW INCOME	37650	43000	48400	53750	58050	62350	66650	70950
	MOD.INC-GUAR.LOAN	77250	77250	77250	77250	101950	101950	101950	101950
Orange County, VT									
	VERY LOW INCOME	22800	26050	29300	32550	35200	37800	40400	43000
	LOW INCOME	36450	41700	46900	52100	56250	60450	64600	68750
	MOD.INC-GUAR.LOAN	76500	76500	76500	76500	101000	101000	101000	101000
Orleans County, VT									
	VERY LOW INCOME	22450	25650	28850	32050	34650	37200	39750	42350
	LOW INCOME	35900	41050	46150	51300	55400	59500	63600	67700
	MOD.INC-GUAR.LOAN	76500	76500	76500	76500	101000	101000	101000	101000
Rutland County, VT									
	VERY LOW INCOME	22450	25650	28850	32050	34650	37200	39750	42350
	LOW INCOME	35900	41050	46150	51300	55400	59500	63600	67700
	MOD.INC-GUAR.LOAN	76500	76500	76500	76500	101000	101000	101000	101000

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02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:VERMONT

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
Washington County, VT									
	VERY LOW INCOME	25350	28950	32550	36150	39050	41950	44850	47750
	LOW INCOME	40500	46300	52050	57850	62500	67100	71750	76350
	MOD.INC-GUAR.LOAN	83150	83150	83150	83150	109750	109750	109750	109750
Windham County, VT									
	VERY LOW INCOME	22450	25650	28850	32050	34650	37200	39750	42350
	LOW INCOME	35900	41050	46150	51300	55400	59500	63600	67700
	MOD.INC-GUAR.LOAN	76500	76500	76500	76500	101000	101000	101000	101000
Windsor County, VT									
	VERY LOW INCOME	24400	27850	31350	34800	37600	40400	43200	45950
	LOW INCOME	39000	44550	50150	55700	60150	64600	69050	73500
	MOD.INC-GUAR.LOAN	80050	80050	80050	80050	105650	105650	105650	105650

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** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:VIRGINIA

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	ADJUSTED INCOME LIMITS							
Blacksburg-Christiansburg-Radford, VA MSA								
Blacksburg-Christiansburg-Radford, VA HUD Metro FMR Area								
VERY LOW INCOME	24850	28400	31950	35450	38300	41150	44000	46800
LOW INCOME	39700	45350	51050	56700	61250	65750	70300	74850
MOD.INC-GUAR.LOAN	81500	81500	81500	81500	107600	107600	107600	107600
Giles County, VA HUD Metro FMR Area								
VERY LOW INCOME	20200	23050	25950	28800	31150	33450	35750	38050
LOW INCOME	32250	36900	41500	46100	49800	53500	57150	60850
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Pulaski County, VA HUD Metro FMR Area								
VERY LOW INCOME	20250	23150	26050	28900	31250	33550	35850	38150
LOW INCOME	32400	37000	41650	46250	49950	53650	57350	61050
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Charlottesville, VA MSA								
VERY LOW INCOME	28500	32550	36600	40650	43950	47200	50450	53700
LOW INCOME	44750	51100	57500	63900	69000	74100	79250	84350
MOD.INC-GUAR.LOAN	91850	91850	91850	91850	121250	121250	121250	121250
Danville, VA MSA								
VERY LOW INCOME	18700	21350	24000	26650	28800	30950	33050	35200
LOW INCOME	29850	34100	38400	42650	46050	49450	52900	56300
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Harrisonburg, VA MSA								
VERY LOW INCOME	21250	24300	27350	30350	32800	35250	37650	40100
LOW INCOME	34000	38850	43700	48550	52450	56300	60200	64100
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Kingsport-Bristol-Bristol, TN-VA MSA								
VERY LOW INCOME	17750	20250	22800	25300	27350	29350	31400	33400
LOW INCOME	28350	32400	36450	40500	43750	47000	50200	53450
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Lynchburg, VA MSA								
VERY LOW INCOME	21200	24200	27250	30250	32700	35100	37550	39950
LOW INCOME	33900	38700	43550	48400	52250	56150	60000	63900
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Richmond, VA MSA								
Louisa County, VA HUD Metro FMR Area								
VERY LOW INCOME	23850	27250	30650	34050	36800	39500	42250	44950
LOW INCOME	38150	43600	49050	54500	58850	63200	67600	71950
MOD.INC-GUAR.LOAN	78350	78350	78350	78350	103400	103400	103400	103400

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:VIRGINIA

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	---------- AJUSTED INCOME LIMITS ----------							
Richmond, VA HUD Metro FMR Area								
VERY LOW INCOME	26500	30250	34050	37800	40850	43850	46900	49900
LOW INCOME	42350	48400	54450	60500	65350	70200	75000	79850
MOD.INC-GUAR.LOAN	86950	86950	86950	86950	114750	114750	114750	114750
Roanoke, VA MSA								
Franklin County, VA HUD Metro FMR Area								
VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
LOW INCOME	32950	37700	42400	47100	50850	54650	58400	62150
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Roanoke, VA HUD Metro FMR Area								
VERY LOW INCOME	22300	25450	28650	31800	34350	36900	39450	42000
LOW INCOME	35650	40700	45800	50900	54950	59050	63100	67200
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Virginia Beach-Norfolk-Newport News, VA-NC MSA								
VERY LOW INCOME	25700	29350	33000	36650	39600	42550	45450	48400
LOW INCOME	41050	46900	52800	58650	63350	68050	72750	77400
MOD.INC-GUAR.LOAN	84300	84300	84300	84300	111300	111300	111300	111300
Washington-Arlington-Alexandria, DC-VA-MD-WV MSA								
Warren County, VA HUD Metro FMR Area								
VERY LOW INCOME	26950	30800	34650	38450	41550	44650	47700	50800
LOW INCOME	43050	49200	55350	61500	66400	71350	76250	81200
MOD.INC-GUAR.LOAN	88400	88400	88400	88400	116700	116700	116700	116700
Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area								
VERY LOW INCOME	37650	43000	48400	53750	58050	62350	66650	70950
LOW INCOME	49200	56200	63250	70250	75850	81500	87100	92750
MOD.INC-GUAR.LOAN	101000	101000	101000	101000	133300	133300	133300	133300
Winchester, VA-WV MSA								
VERY LOW INCOME	23700	27050	30450	33800	36550	39250	41950	44650
LOW INCOME	37850	43300	48700	54100	58450	62750	67100	71400
MOD.INC-GUAR.LOAN	77750	77750	77750	77750	102650	102650	102650	102650
Accomack County, VA								
VERY LOW INCOME	18700	21350	24000	26650	28800	30950	33050	35200
LOW INCOME	29850	34100	38400	42650	46050	49450	52900	56300
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:VIRGINIA

	P R O G R A M	A J U S T E D I N C O M E L I M I T S							
		1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Alleghany County-Clifton Forge city-Covington city, VA HUD N									
	VERY LOW INCOME	19200	21950	24700	27400	29600	31800	34000	36200
	LOW INCOME	30700	35100	39450	43850	47350	50850	54350	57900
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Augusta County-Staunton city-Waynesboro city, VA HUD Nonmetr									
	VERY LOW INCOME	21950	25100	28250	31350	33900	36400	38900	41400
	LOW INCOME	35100	40100	45150	50150	54150	58150	62200	66200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Bath County, VA									
	VERY LOW INCOME	19750	22600	25400	28200	30500	32750	35000	37250
	LOW INCOME	31550	36100	40600	45100	48700	52300	55900	59550
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Bland County, VA									
	VERY LOW INCOME	18700	21350	24000	26650	28800	30950	33050	35200
	LOW INCOME	29850	34100	38400	42650	46050	49450	52900	56300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Brunswick County, VA									
	VERY LOW INCOME	18700	21350	24000	26650	28800	30950	33050	35200
	LOW INCOME	29850	34100	38400	42650	46050	49450	52900	56300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Buchanan County, VA									
	VERY LOW INCOME	18700	21350	24000	26650	28800	30950	33050	35200
	LOW INCOME	29850	34100	38400	42650	46050	49450	52900	56300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Buckingham County, VA									
	VERY LOW INCOME	18700	21350	24000	26650	28800	30950	33050	35200
	LOW INCOME	29850	34100	38400	42650	46050	49450	52900	56300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Carroll County-Galax city, VA HUD Nonmetro FMR Area									
	VERY LOW INCOME	18700	21350	24000	26650	28800	30950	33050	35200
	LOW INCOME	29850	34100	38400	42650	46050	49450	52900	56300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Charlotte County, VA									
	VERY LOW INCOME	18700	21350	24000	26650	28800	30950	33050	35200
	LOW INCOME	29850	34100	38400	42650	46050	49450	52900	56300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:VIRGINIA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Culpeper County, VA									
	VERY LOW INCOME	28700	32800	36900	41000	44300	47600	50850	54150
	LOW INCOME	44900	51300	57750	64150	69300	74400	79550	84700
	MOD.INC-GUAR.LOAN	92200	92200	92200	92200	121700	121700	121700	121700
Dickenson County, VA									
	VERY LOW INCOME	18700	21350	24000	26650	28800	30950	33050	35200
	LOW INCOME	29850	34100	38400	42650	46050	49450	52900	56300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Essex County, VA									
	VERY LOW INCOME	20900	23850	26850	29800	32200	34600	37000	39350
	LOW INCOME	33400	38150	42950	47700	51500	55350	59150	62950
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Floyd County, VA									
	VERY LOW INCOME	18900	21600	24300	26950	29150	31300	33450	35600
	LOW INCOME	30150	34500	38800	43100	46550	50000	53450	56900
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Grayson County, VA									
	VERY LOW INCOME	18700	21350	24000	26650	28800	30950	33050	35200
	LOW INCOME	29850	34100	38400	42650	46050	49450	52900	56300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Greensville County-Emporia city, VA HUD Nonmetro FMR Area									
	VERY LOW INCOME	18700	21350	24000	26650	28800	30950	33050	35200
	LOW INCOME	29850	34100	38400	42650	46050	49450	52900	56300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Halifax County, VA									
	VERY LOW INCOME	18700	21350	24000	26650	28800	30950	33050	35200
	LOW INCOME	29850	34100	38400	42650	46050	49450	52900	56300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Henry County-Martinsville city, VA HUD Nonmetro FMR Area									
	VERY LOW INCOME	18700	21350	24000	26650	28800	30950	33050	35200
	LOW INCOME	29850	34100	38400	42650	46050	49450	52900	56300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Highland County, VA									
	VERY LOW INCOME	19600	22400	25200	27950	30200	32450	34700	36900
	LOW INCOME	31300	35750	40250	44700	48300	51850	55450	59000
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:VIRGINIA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
King George County, VA									
	VERY LOW INCOME	32550	37200	41850	46500	50250	53950	57700	61400
	LOW INCOME	45500	52000	58500	65000	70200	75400	80600	85800
	MOD.INC-GUAR.LOAN	93450	93450	93450	93450	123350	123350	123350	123350
Lancaster County, VA									
	VERY LOW INCOME	21500	24600	27650	30700	33200	35650	38100	40550
	LOW INCOME	34350	39300	44200	49100	53050	56950	60900	64800
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Lee County, VA									
	VERY LOW INCOME	18700	21350	24000	26650	28800	30950	33050	35200
	LOW INCOME	29850	34100	38400	42650	46050	49450	52900	56300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Lunenburg County, VA									
	VERY LOW INCOME	18700	21350	24000	26650	28800	30950	33050	35200
	LOW INCOME	29850	34100	38400	42650	46050	49450	52900	56300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Madison County, VA									
	VERY LOW INCOME	24300	27800	31250	34700	37500	40300	43050	45850
	LOW INCOME	38850	44400	49950	55500	59950	64400	68800	73250
	MOD.INC-GUAR.LOAN	79800	79800	79800	79800	105350	105350	105350	105350
Mecklenburg County, VA									
	VERY LOW INCOME	18700	21350	24000	26650	28800	30950	33050	35200
	LOW INCOME	29850	34100	38400	42650	46050	49450	52900	56300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Middlesex County, VA									
	VERY LOW INCOME	24500	28000	31500	34950	37750	40550	43350	46150
	LOW INCOME	39150	44700	50300	55900	60350	64850	69300	73800
	MOD.INC-GUAR.LOAN	80350	80350	80350	80350	106050	106050	106050	106050
Northampton County, VA									
	VERY LOW INCOME	18700	21350	24000	26650	28800	30950	33050	35200
	LOW INCOME	29850	34100	38400	42650	46050	49450	52900	56300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Northumberland County, VA									
	VERY LOW INCOME	23500	26850	30200	33550	36250	38950	41650	44300
	LOW INCOME	37600	42950	48350	53700	58000	62300	66600	70900
	MOD.INC-GUAR.LOAN	77200	77200	77200	77200	101900	101900	101900	101900

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:VIRGINIA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Nottoway County, VA									
	VERY LOW INCOME	19000	21700	24400	27100	29300	31450	33650	35800
	LOW INCOME	30350	34700	39000	43350	46800	50300	53750	57200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Orange County, VA									
	VERY LOW INCOME	23800	27200	30600	33950	36700	39400	42100	44850
	LOW INCOME	38000	43450	48850	54300	58650	63000	67350	71700
	MOD.INC-GUAR.LOAN	78050	78050	78050	78050	103050	103050	103050	103050
Page County, VA									
	VERY LOW INCOME	19300	22050	24800	27550	29800	32000	34200	36400
	LOW INCOME	30850	35300	39700	44100	47650	51150	54700	58200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Patrick County, VA									
	VERY LOW INCOME	18700	21350	24000	26650	28800	30950	33050	35200
	LOW INCOME	29850	34100	38400	42650	46050	49450	52900	56300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Prince Edward County, VA									
	VERY LOW INCOME	18700	21350	24000	26650	28800	30950	33050	35200
	LOW INCOME	29850	34100	38400	42650	46050	49450	52900	56300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Rappahannock County, VA									
	VERY LOW INCOME	28700	32800	36900	40950	44250	47550	50800	54100
	LOW INCOME	44750	51100	57500	63900	69000	74100	79250	84350
	MOD.INC-GUAR.LOAN	91850	91850	91850	91850	121250	121250	121250	121250
Richmond County, VA									
	VERY LOW INCOME	22700	25950	29200	32400	35000	37600	40200	42800
	LOW INCOME	36300	41500	46650	51850	56000	60150	64300	68450
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Rockbridge County-Buena Vista city-Lexington city, VA HUD No									
	VERY LOW INCOME	20250	23150	26050	28900	31250	33550	35850	38150
	LOW INCOME	32400	37000	41650	46250	49950	53650	57350	61050
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Russell County, VA									
	VERY LOW INCOME	18700	21350	24000	26650	28800	30950	33050	35200
	LOW INCOME	29850	34100	38400	42650	46050	49450	52900	56300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:VIRGINIA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Shenandoah County, VA									
	VERY LOW INCOME	22850	26100	29350	32600	35250	37850	40450	43050
	LOW INCOME	36500	41700	46950	52150	56300	60500	64650	68850
	MOD.INC-GUAR.LOAN	74950	74950	74950	74950	98950	98950	98950	98950
Smyth County, VA									
	VERY LOW INCOME	18700	21350	24000	26650	28800	30950	33050	35200
	LOW INCOME	29850	34100	38400	42650	46050	49450	52900	56300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Southampton County-Franklin city, VA HUD Nonmetro FMR Area									
	VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
	LOW INCOME	33500	38300	43050	47850	51700	55500	59350	63150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Tazewell County, VA									
	VERY LOW INCOME	18700	21350	24000	26650	28800	30950	33050	35200
	LOW INCOME	29850	34100	38400	42650	46050	49450	52900	56300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Westmoreland County, VA									
	VERY LOW INCOME	22200	25400	28550	31700	34250	36800	39350	41850
	LOW INCOME	35500	40550	45650	50700	54750	58800	62850	66900
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Wise County-Norton city, VA HUD Nonmetro FMR Area									
	VERY LOW INCOME	18700	21350	24000	26650	28800	30950	33050	35200
	LOW INCOME	29850	34100	38400	42650	46050	49450	52900	56300
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Wythe County, VA									
	VERY LOW INCOME	19250	22000	24750	27500	29700	31900	34100	36300
	LOW INCOME	30800	35200	39600	44000	47500	51050	54550	58100
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:WASHINGTON

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	ADJUSTED INCOME LIMITS							
Bellingham, WA MSA								
VERY LOW INCOME	24450	27950	31450	34900	37700	40500	43300	46100
LOW INCOME	39100	44700	50250	55850	60300	64800	69250	73700
MOD.INC-GUAR.LOAN	80300	80300	80300	80300	106000	106000	106000	106000
Bremerton-Silverdale, WA MSA								
VERY LOW INCOME	26500	30250	34050	37800	40850	43850	46900	49900
LOW INCOME	42350	48400	54450	60500	65350	70200	75000	79850
MOD.INC-GUAR.LOAN	86950	86950	86950	86950	114750	114750	114750	114750
Kennewick-Pasco-Richland, WA MSA								
VERY LOW INCOME	23750	27150	30550	33900	36650	39350	42050	44750
LOW INCOME	38000	43400	48850	54250	58600	62950	67250	71600
MOD.INC-GUAR.LOAN	78000	78000	78000	78000	102950	102950	102950	102950
Lewiston, ID-WA MSA								
VERY LOW INCOME	20200	23100	26000	28850	31200	33500	35800	38100
LOW INCOME	32300	36900	41550	46150	49850	53550	57250	60900
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Longview, WA MSA								
VERY LOW INCOME	20700	23650	26600	29550	31950	34300	36650	39050
LOW INCOME	33100	37850	42550	47300	51100	54850	58650	62450
MOD.INC-GUAR.LOAN	74900	74900	74900	74900	98850	98850	98850	98850
Mount Vernon-Anacortes, WA MSA								
VERY LOW INCOME	23750	27150	30550	33900	36650	39350	42050	44750
LOW INCOME	38000	43400	48850	54250	58600	62950	67250	71600
MOD.INC-GUAR.LOAN	78000	78000	78000	78000	102950	102950	102950	102950
Olympia, WA MSA								
VERY LOW INCOME	27100	30950	34800	38650	41750	44850	47950	51050
LOW INCOME	43300	49500	55650	61850	66800	71750	76700	81650
MOD.INC-GUAR.LOAN	88900	88900	88900	88900	117350	117350	117350	117350
Portland-Vancouver-Hillsboro, OR-WA MSA								
VERY LOW INCOME	25550	29200	32850	36500	39450	42350	45300	48200
LOW INCOME	40900	46700	52550	58400	63050	67750	72400	77100
MOD.INC-GUAR.LOAN	83950	83950	83950	83950	110800	110800	110800	110800
Seattle-Tacoma-Bellevue, WA MSA								
Seattle-Bellevue, WA HUD Metro FMR Area								
VERY LOW INCOME	30900	35300	39700	44100	47650	51200	54700	58250
LOW INCOME	45500	52000	58500	65000	70200	75400	80600	85800
MOD.INC-GUAR.LOAN	93450	93450	93450	93450	123350	123350	123350	123350

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:WASHINGTON

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	---------- AJUSTED INCOME LIMITS ----------							
Tacoma, WA HUD Metro FMR Area								
VERY LOW INCOME	25100	28700	32300	35850	38750	41600	44500	47350
LOW INCOME	40150	45900	51600	57350	61950	66550	71100	75700
MOD.INC-GUAR.LOAN	82450	82450	82450	82450	108850	108850	108850	108850
Spokane, WA MSA								
VERY LOW INCOME	22200	25400	28550	31700	34250	36800	39350	41850
LOW INCOME	35500	40550	45650	50700	54750	58800	62850	66900
MOD.INC-GUAR.LOAN	74900	74900	74900	74900	98850	98850	98850	98850
Wenatchee-East Wenatchee, WA MSA								
VERY LOW INCOME	20550	23500	26450	29350	31700	34050	36400	38750
LOW INCOME	32850	37550	42250	46950	50700	54450	58200	61950
MOD.INC-GUAR.LOAN	74900	74900	74900	74900	98850	98850	98850	98850
Yakima, WA MSA								
VERY LOW INCOME	20100	23000	25850	28700	31000	33300	35600	37900
LOW INCOME	32150	36700	41300	45900	49550	53250	56900	60600
MOD.INC-GUAR.LOAN	74900	74900	74900	74900	98850	98850	98850	98850
Adams County, WA								
VERY LOW INCOME	20100	23000	25850	28700	31000	33300	35600	37900
LOW INCOME	32150	36700	41300	45900	49550	53250	56900	60600
MOD.INC-GUAR.LOAN	74900	74900	74900	74900	98850	98850	98850	98850
Clallam County, WA								
VERY LOW INCOME	20850	23800	26800	29750	32150	34550	36900	39300
LOW INCOME	33300	38100	42850	47600	51400	55200	59000	62850
MOD.INC-GUAR.LOAN	74900	74900	74900	74900	98850	98850	98850	98850
Columbia County, WA								
VERY LOW INCOME	20600	23550	26500	29400	31800	34150	36500	38850
LOW INCOME	32950	37650	42350	47050	50800	54600	58350	62100
MOD.INC-GUAR.LOAN	74900	74900	74900	74900	98850	98850	98850	98850
Ferry County, WA								
VERY LOW INCOME	20100	23000	25850	28700	31000	33300	35600	37900
LOW INCOME	32150	36700	41300	45900	49550	53250	56900	60600
MOD.INC-GUAR.LOAN	74900	74900	74900	74900	98850	98850	98850	98850
Garfield County, WA								
VERY LOW INCOME	21800	24900	28000	31100	33600	36100	38600	41100
LOW INCOME	34850	39800	44800	49750	53750	57700	61700	65650
MOD.INC-GUAR.LOAN	74900	74900	74900	74900	98850	98850	98850	98850

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:WASHINGTON

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- AJUSTEDINCOME LIMITS ----------							
Grant County, WA									
	VERY LOW INCOME	20100	23000	25850	28700	31000	33300	35600	37900
	LOW INCOME	32150	36700	41300	45900	49550	53250	56900	60600
	MOD.INC-GUAR.LOAN	74900	74900	74900	74900	98850	98850	98850	98850
Grays Harbor County, WA									
	VERY LOW INCOME	20100	23000	25850	28700	31000	33300	35600	37900
	LOW INCOME	32150	36700	41300	45900	49550	53250	56900	60600
	MOD.INC-GUAR.LOAN	74900	74900	74900	74900	98850	98850	98850	98850
Island County, WA									
	VERY LOW INCOME	27250	31150	35050	38950	42050	45200	48300	51400
	LOW INCOME	43600	49850	56050	62300	67300	72250	77250	82250
	MOD.INC-GUAR.LOAN	89550	89550	89550	89550	118200	118200	118200	118200
Jefferson County, WA									
	VERY LOW INCOME	22300	25500	28700	31850	34400	36950	39500	42050
	LOW INCOME	35650	40750	45850	50950	55050	59100	63200	67250
	MOD.INC-GUAR.LOAN	74900	74900	74900	74900	98850	98850	98850	98850
Kittitas County, WA									
	VERY LOW INCOME	23000	26250	29550	32800	35450	38050	40700	43300
	LOW INCOME	36750	42000	47250	52500	56700	60900	65100	69300
	MOD.INC-GUAR.LOAN	75450	75450	75450	75450	99600	99600	99600	99600
Klickitat County, WA									
	VERY LOW INCOME	20100	23000	25850	28700	31000	33300	35600	37900
	LOW INCOME	32150	36700	41300	45900	49550	53250	56900	60600
	MOD.INC-GUAR.LOAN	74900	74900	74900	74900	98850	98850	98850	98850
Lewis County, WA									
	VERY LOW INCOME	20100	23000	25850	28700	31000	33300	35600	37900
	LOW INCOME	32150	36700	41300	45900	49550	53250	56900	60600
	MOD.INC-GUAR.LOAN	74900	74900	74900	74900	98850	98850	98850	98850
Lincoln County, WA									
	VERY LOW INCOME	20350	23250	26150	29050	31400	33700	36050	38350
	LOW INCOME	32550	37200	41850	46500	50200	53950	57650	61400
	MOD.INC-GUAR.LOAN	74900	74900	74900	74900	98850	98850	98850	98850
Mason County, WA									
	VERY LOW INCOME	21150	24200	27200	30200	32650	35050	37450	39900
	LOW INCOME	33800	38650	43450	48300	52150	56050	59900	63750
	MOD.INC-GUAR.LOAN	74900	74900	74900	74900	98850	98850	98850	98850

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02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:WASHINGTON

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
Okanogan County, WA									
	VERY LOW INCOME	20100	23000	25850	28700	31000	33300	35600	37900
	LOW INCOME	32150	36700	41300	45900	49550	53250	56900	60600
	MOD.INC-GUAR.LOAN	74900	74900	74900	74900	98850	98850	98850	98850
Pacific County, WA									
	VERY LOW INCOME	20100	23000	25850	28700	31000	33300	35600	37900
	LOW INCOME	32150	36700	41300	45900	49550	53250	56900	60600
	MOD.INC-GUAR.LOAN	74900	74900	74900	74900	98850	98850	98850	98850
Pend Oreille County, WA									
	VERY LOW INCOME	20100	23000	25850	28700	31000	33300	35600	37900
	LOW INCOME	32150	36700	41300	45900	49550	53250	56900	60600
	MOD.INC-GUAR.LOAN	74900	74900	74900	74900	98850	98850	98850	98850
San Juan County, WA									
	VERY LOW INCOME	23800	27200	30600	33950	36700	39400	42100	44850
	LOW INCOME	38000	43450	48850	54300	58650	63000	67350	71700
	MOD.INC-GUAR.LOAN	78050	78050	78050	78050	103050	103050	103050	103050
Stevens County, WA									
	VERY LOW INCOME	20100	23000	25850	28700	31000	33300	35600	37900
	LOW INCOME	32150	36700	41300	45900	49550	53250	56900	60600
	MOD.INC-GUAR.LOAN	74900	74900	74900	74900	98850	98850	98850	98850
Wahkiakum County, WA									
	VERY LOW INCOME	21900	25000	28150	31250	33750	36250	38750	41250
	LOW INCOME	35000	40000	45000	50000	54000	58000	62000	66000
	MOD.INC-GUAR.LOAN	74900	74900	74900	74900	98850	98850	98850	98850
Walla Walla County, WA									
	VERY LOW INCOME	21100	24100	27100	30100	32550	34950	37350	39750
	LOW INCOME	33700	38500	43350	48150	52000	55850	59700	63550
	MOD.INC-GUAR.LOAN	74900	74900	74900	74900	98850	98850	98850	98850
Whitman County, WA									
	VERY LOW INCOME	22650	25900	29150	32350	34950	37550	40150	42750
	LOW INCOME	36250	41400	46600	51750	55900	60050	64150	68300
	MOD.INC-GUAR.LOAN	74900	74900	74900	74900	98850	98850	98850	98850

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:WEST VIRGINIA

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	ADJUSTED INCOME LIMITS							
Charleston, WV MSA								
Boone County, WV HUD Metro FMR Area								
VERY LOW INCOME	18350	20950	23550	26150	28250	30350	32450	34550
LOW INCOME	29300	33500	37650	41850	45200	48550	51900	55250
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Charleston, WV HUD Metro FMR Area								
VERY LOW INCOME	20200	23050	25950	28800	31150	33450	35750	38050
LOW INCOME	32250	36900	41500	46100	49800	53500	57150	60850
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Cumberland, MD-WV MSA								
VERY LOW INCOME	26700	30500	34300	38100	41150	44200	47250	50300
LOW INCOME	42650	48750	54850	60950	65850	70700	75600	80450
MOD.INC-GUAR.LOAN	96150	96150	96150	96150	126900	126900	126900	126900
Hagerstown-Martinsburg, MD-WV MSA								
Martinsburg, WV HUD Metro FMR Area								
VERY LOW INCOME	26700	30500	34300	38100	41150	44200	47250	50300
LOW INCOME	42650	48750	54850	60950	65850	70700	75600	80450
MOD.INC-GUAR.LOAN	96150	96150	96150	96150	126900	126900	126900	126900
Huntington-Ashland, WV-KY-OH MSA								
VERY LOW INCOME	17850	20400	22950	25500	27550	29600	31650	33700
LOW INCOME	28550	32650	36700	40800	44050	47350	50600	53850
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Morgantown, WV MSA								
VERY LOW INCOME	21350	24400	27450	30500	32950	35400	37850	40300
LOW INCOME	34150	39050	43900	48800	52700	56600	60500	64400
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Parkersburg-Marietta-Vienna, WV-OH MSA								
VERY LOW INCOME	19550	22350	25150	27900	30150	32400	34600	36850
LOW INCOME	31250	35700	40200	44650	48200	51800	55350	58950
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Steubenville-Weirton, OH-WV MSA								
VERY LOW INCOME	19050	21750	24450	27150	29350	31500	33700	35850
LOW INCOME	30400	34750	39100	43450	46950	50400	53900	57350
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:WEST VIRGINIA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- AJUSTED INCOME LIMITS ----------							
Washington-Arlington-Alexandria, DC-VA-MD-WV MSA									
Jefferson County, WV HUD Metro FMR Area									
	VERY LOW INCOME	28700	32800	36900	41000	44300	47600	50850	54150
	LOW INCOME	45100	51500	57950	64400	69550	74700	79850	85000
	MOD.INC-GUAR.LOAN	92600	92600	92600	92600	122250	122250	122250	122250
Wheeling, WV-OH MSA									
	VERY LOW INCOME	19000	21700	24400	27100	29300	31450	33650	35800
	LOW INCOME	30350	34700	39000	43350	46800	50300	53750	57200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Winchester, VA-WV MSA									
	VERY LOW INCOME	23700	27050	30450	33800	36550	39250	41950	44650
	LOW INCOME	37850	43300	48700	54100	58450	62750	67100	71400
	MOD.INC-GUAR.LOAN	77750	77750	77750	77750	102650	102650	102650	102650
Barbour County, WV									
	VERY LOW INCOME	16600	19000	21350	23700	25600	27500	29400	31300
	LOW INCOME	26550	30300	34100	37900	40950	43950	47000	50050
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Braxton County, WV									
	VERY LOW INCOME	16600	19000	21350	23700	25600	27500	29400	31300
	LOW INCOME	26550	30300	34100	37900	40950	43950	47000	50050
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Calhoun County, WV									
	VERY LOW INCOME	16600	19000	21350	23700	25600	27500	29400	31300
	LOW INCOME	26550	30300	34100	37900	40950	43950	47000	50050
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Doddridge County, WV									
	VERY LOW INCOME	16600	19000	21350	23700	25600	27500	29400	31300
	LOW INCOME	26550	30300	34100	37900	40950	43950	47000	50050
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Fayette County, WV									
	VERY LOW INCOME	16600	19000	21350	23700	25600	27500	29400	31300
	LOW INCOME	26550	30300	34100	37900	40950	43950	47000	50050
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Gilmer County, WV									
	VERY LOW INCOME	16900	19300	21700	24100	26050	28000	29900	31850
	LOW INCOME	27000	30850	34700	38550	41650	44700	47800	50900
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:WEST VIRGINIA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- AJUSTED INCOME LIMITS ----------							
Grant County, WV									
	VERY LOW INCOME	18050	20600	23200	25750	27850	29900	31950	34000
	LOW INCOME	28850	32950	37100	41200	44500	47800	51100	54400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Greenbrier County, WV									
	VERY LOW INCOME	16600	19000	21350	23700	25600	27500	29400	31300
	LOW INCOME	26550	30300	34100	37900	40950	43950	47000	50050
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Hardy County, WV									
	VERY LOW INCOME	17400	19850	22350	24800	26800	28800	30800	32750
	LOW INCOME	27800	31750	35750	39700	42900	46050	49250	52400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Harrison County, WV									
	VERY LOW INCOME	19400	22200	24950	27700	29950	32150	34350	36600
	LOW INCOME	31000	35450	39850	44300	47850	51400	54950	58500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Jackson County, WV									
	VERY LOW INCOME	19150	21900	24650	27350	29550	31750	33950	36150
	LOW INCOME	30650	35000	39400	43750	47250	50750	54250	57750
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Lewis County, WV									
	VERY LOW INCOME	16600	19000	21350	23700	25600	27500	29400	31300
	LOW INCOME	26550	30300	34100	37900	40950	43950	47000	50050
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Logan County, WV									
	VERY LOW INCOME	16600	19000	21350	23700	25600	27500	29400	31300
	LOW INCOME	26550	30300	34100	37900	40950	43950	47000	50050
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Marion County, WV									
	VERY LOW INCOME	18800	21450	24150	26800	28950	31100	33250	35400
	LOW INCOME	30050	34300	38600	42900	46350	49750	53200	56650
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Mason County, WV									
	VERY LOW INCOME	16600	19000	21350	23700	25600	27500	29400	31300
	LOW INCOME	26550	30300	34100	37900	40950	43950	47000	50050
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:WEST VIRGINIA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
McDowell County, WV									
	VERY LOW INCOME	16600	19000	21350	23700	25600	27500	29400	31300
	LOW INCOME	26550	30300	34100	37900	40950	43950	47000	50050
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Mercer County, WV									
	VERY LOW INCOME	16600	19000	21350	23700	25600	27500	29400	31300
	LOW INCOME	26550	30300	34100	37900	40950	43950	47000	50050
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Mingo County, WV									
	VERY LOW INCOME	16600	19000	21350	23700	25600	27500	29400	31300
	LOW INCOME	26550	30300	34100	37900	40950	43950	47000	50050
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Monroe County, WV									
	VERY LOW INCOME	17300	19750	22200	24650	26650	28600	30600	32550
	LOW INCOME	27600	31550	35500	39450	42600	45750	48900	52050
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Nicholas County, WV									
	VERY LOW INCOME	17050	19500	21950	24350	26300	28250	30200	32150
	LOW INCOME	27250	31150	35050	38950	42050	45200	48300	51400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Pendleton County, WV									
	VERY LOW INCOME	18450	21100	23750	26350	28500	30600	32700	34800
	LOW INCOME	29500	33700	37950	42150	45500	48900	52250	55650
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Pocahontas County, WV									
	VERY LOW INCOME	16600	19000	21350	23700	25600	27500	29400	31300
	LOW INCOME	26550	30300	34100	37900	40950	43950	47000	50050
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Raleigh County, WV									
	VERY LOW INCOME	18950	21650	24350	27050	29250	31400	33550	35750
	LOW INCOME	30300	34650	38950	43300	46750	50250	53700	57150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Randolph County, WV									
	VERY LOW INCOME	17400	19850	22350	24800	26800	28800	30800	32750
	LOW INCOME	27800	31750	35750	39700	42900	46050	49250	52400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:WEST VIRGINIA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Ritchie County, WV									
	VERY LOW INCOME	16600	19000	21350	23700	25600	27500	29400	31300
	LOW INCOME	26550	30300	34100	37900	40950	43950	47000	50050
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Roane County, WV									
	VERY LOW INCOME	16600	19000	21350	23700	25600	27500	29400	31300
	LOW INCOME	26550	30300	34100	37900	40950	43950	47000	50050
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Summers County, WV									
	VERY LOW INCOME	16600	19000	21350	23700	25600	27500	29400	31300
	LOW INCOME	26550	30300	34100	37900	40950	43950	47000	50050
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Taylor County, WV									
	VERY LOW INCOME	17500	20000	22500	25000	27000	29000	31000	33000
	LOW INCOME	28000	32000	36000	40000	43200	46400	49600	52800
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Tucker County, WV									
	VERY LOW INCOME	16600	19000	21350	23700	25600	27500	29400	31300
	LOW INCOME	26550	30300	34100	37900	40950	43950	47000	50050
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Tyler County, WV									
	VERY LOW INCOME	16950	19400	21800	24200	26150	28100	30050	31950
	LOW INCOME	27100	30950	34850	38700	41800	44900	48000	51100
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Upshur County, WV									
	VERY LOW INCOME	16850	19250	21650	24050	26000	27900	29850	31750
	LOW INCOME	26950	30800	34650	38500	41600	44650	47750	50800
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Webster County, WV									
	VERY LOW INCOME	16600	19000	21350	23700	25600	27500	29400	31300
	LOW INCOME	26550	30300	34100	37900	40950	43950	47000	50050
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Wetzel County, WV									
	VERY LOW INCOME	18950	21650	24350	27050	29250	31400	33550	35750
	LOW INCOME	30300	34650	38950	43300	46750	50250	53700	57150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:WEST VIRGINIA

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
Wyoming County, WV									
	VERY LOW INCOME	17300	19800	22250	24700	26700	28700	30650	32650
	LOW INCOME	27650	31600	35550	39500	42650	45800	49000	52150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:WISCONSIN

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	---------- AJUSTED INCOME LIMITS ----------							
Appleton, WI MSA								
VERY LOW INCOME	25800	29450	33150	36800	39750	42700	45650	48600
LOW INCOME	41250	47100	53000	58900	63600	68300	73050	77750
MOD.INC-GUAR.LOAN	84650	84650	84650	84650	111750	111750	111750	111750
Chicago-Joliet-Naperville, IL-IN-WI MSA								
Kenosha County, WI HUD Metro FMR Area								
VERY LOW INCOME	25250	28850	32450	36050	38950	41850	44750	47600
LOW INCOME	40400	46150	51950	57700	62300	66950	71550	76150
MOD.INC-GUAR.LOAN	82950	82950	82950	82950	109500	109500	109500	109500
Duluth, MN-WI MSA								
VERY LOW INCOME	22550	25750	28950	32150	34750	37300	39900	42450
LOW INCOME	36000	41150	46300	51450	55550	59700	63800	67900
MOD.INC-GUAR.LOAN	78050	78050	78050	78050	103050	103050	103050	103050
Eau Claire, WI MSA								
VERY LOW INCOME	22900	26150	29400	32650	35300	37900	40500	43100
LOW INCOME	36600	41800	47050	52250	56450	60600	64800	68950
MOD.INC-GUAR.LOAN	75100	75100	75100	75100	99150	99150	99150	99150
Fond du Lac, WI MSA								
VERY LOW INCOME	23750	27150	30550	33900	36650	39350	42050	44750
LOW INCOME	38000	43400	48850	54250	58600	62950	67250	71600
MOD.INC-GUAR.LOAN	78000	78000	78000	78000	102950	102950	102950	102950
Green Bay, WI MSA								
Green Bay, WI HUD Metro FMR Area								
VERY LOW INCOME	24000	27400	30850	34250	37000	39750	42500	45250
LOW INCOME	38350	43850	49300	54800	59200	63550	67950	72350
MOD.INC-GUAR.LOAN	78800	78800	78800	78800	104000	104000	104000	104000
Oconto County, WI HUD Metro FMR Area								
VERY LOW INCOME	21150	24200	27200	30200	32650	35050	37450	39900
LOW INCOME	33800	38650	43450	48300	52150	56050	59900	63750
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Janesville, WI MSA								
VERY LOW INCOME	22900	26200	29450	32700	35350	37950	40550	43200
LOW INCOME	36600	41850	47050	52300	56500	60650	64850	69050
MOD.INC-GUAR.LOAN	75200	75200	75200	75200	99250	99250	99250	99250

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:WISCONSIN

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	ADJUSTED INCOME LIMITS							
La Crosse, WI-MN MSA								
VERY LOW INCOME	24250	27700	31150	34600	37400	40150	42950	45700
LOW INCOME	38750	44300	49800	55350	59800	64200	68650	73050
MOD.INC-GUAR.LOAN	79550	79550	79550	79550	105000	105000	105000	105000
Madison, WI MSA								
Columbia County, WI HUD Metro FMR Area								
VERY LOW INCOME	24800	28350	31900	35400	38250	41100	43900	46750
LOW INCOME	39650	45300	51000	56650	61200	65700	70250	74800
MOD.INC-GUAR.LOAN	81450	81450	81450	81450	107500	107500	107500	107500
Iowa County, WI HUD Metro FMR Area								
VERY LOW INCOME	25200	28800	32400	35950	38850	41750	44600	47500
LOW INCOME	40250	46000	51750	57500	62100	66700	71300	75900
MOD.INC-GUAR.LOAN	82650	82650	82650	82650	109100	109100	109100	109100
Madison, WI HUD Metro FMR Area								
VERY LOW INCOME	29050	33200	37350	41450	44800	48100	51400	54750
LOW INCOME	45500	52000	58500	65000	70200	75400	80600	85800
MOD.INC-GUAR.LOAN	93450	93450	93450	93450	123350	123350	123350	123350
Milwaukee-Waukesha-West Allis, WI MSA								
VERY LOW INCOME	25650	29300	32950	36600	39550	42500	45400	48350
LOW INCOME	41000	46850	52700	58550	63250	67900	72600	77300
MOD.INC-GUAR.LOAN	84150	84150	84150	84150	111100	111100	111100	111100
Minneapolis-St. Paul-Bloomington, MN-WI MSA								
VERY LOW INCOME	29400	33600	37800	42000	45400	48750	52100	55450
LOW INCOME	45500	52000	58500	65000	70200	75400	80600	85800
MOD.INC-GUAR.LOAN	93450	93450	93450	93450	123350	123350	123350	123350
Oshkosh-Neenah, WI MSA								
VERY LOW INCOME	23950	27400	30800	34200	36950	39700	42450	45150
LOW INCOME	38300	43750	49250	54700	59100	63450	67850	72200
MOD.INC-GUAR.LOAN	78650	78650	78650	78650	103800	103800	103800	103800
Racine, WI MSA								
VERY LOW INCOME	24400	27900	31400	34850	37650	40450	43250	46050
LOW INCOME	39050	44600	50200	55750	60200	64650	69150	73600
MOD.INC-GUAR.LOAN	80150	80150	80150	80150	105800	105800	105800	105800
Sheboygan, WI MSA								
VERY LOW INCOME	24750	28250	31800	35300	38150	40950	43800	46600
LOW INCOME	39550	45200	50850	56500	61000	65550	70050	74600
MOD.INC-GUAR.LOAN	81200	81200	81200	81200	107200	107200	107200	107200

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02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:WISCONSIN

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
Wausau, WI MSA									
	VERY LOW INCOME	24250	27700	31150	34600	37400	40150	42950	45700
	LOW INCOME	38750	44300	49800	55350	59800	64200	68650	73050
	MOD.INC-GUAR.LOAN	79550	79550	79550	79550	105000	105000	105000	105000
Adams County, WI									
	VERY LOW INCOME	21000	24000	27000	29950	32350	34750	37150	39550
	LOW INCOME	33550	38300	43100	47900	51750	55550	59400	63250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Ashland County, WI									
	VERY LOW INCOME	21000	24000	27000	29950	32350	34750	37150	39550
	LOW INCOME	33550	38300	43100	47900	51750	55550	59400	63250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Barron County, WI									
	VERY LOW INCOME	21000	24000	27000	29950	32350	34750	37150	39550
	LOW INCOME	33550	38300	43100	47900	51750	55550	59400	63250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Bayfield County, WI									
	VERY LOW INCOME	21000	24000	27000	29950	32350	34750	37150	39550
	LOW INCOME	33550	38300	43100	47900	51750	55550	59400	63250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Buffalo County, WI									
	VERY LOW INCOME	21250	24300	27350	30350	32800	35250	37650	40100
	LOW INCOME	34000	38850	43700	48550	52450	56300	60200	64100
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Burnett County, WI									
	VERY LOW INCOME	21000	24000	27000	29950	32350	34750	37150	39550
	LOW INCOME	33550	38300	43100	47900	51750	55550	59400	63250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Clark County, WI									
	VERY LOW INCOME	21000	24000	27000	29950	32350	34750	37150	39550
	LOW INCOME	33550	38300	43100	47900	51750	55550	59400	63250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Crawford County, WI									
	VERY LOW INCOME	21000	24000	27000	29950	32350	34750	37150	39550
	LOW INCOME	33550	38300	43100	47900	51750	55550	59400	63250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
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02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:WISCONSIN

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
Dodge County, WI									
	VERY LOW INCOME	23350	26650	30000	33300	36000	38650	41300	44000
	LOW INCOME	37300	42650	47950	53300	57550	61850	66100	70350
	MOD.INC-GUAR.LOAN	76600	76600	76600	76600	101100	101100	101100	101100
Door County, WI									
	VERY LOW INCOME	22400	25600	28800	31950	34550	37100	39650	42200
	LOW INCOME	35750	40900	46000	51100	55200	59300	63350	67450
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Dunn County, WI									
	VERY LOW INCOME	23000	26250	29550	32800	35450	38050	40700	43300
	LOW INCOME	36750	42000	47250	52500	56700	60900	65100	69300
	MOD.INC-GUAR.LOAN	75450	75450	75450	75450	99600	99600	99600	99600
Florence County, WI									
	VERY LOW INCOME	21000	24000	27000	29950	32350	34750	37150	39550
	LOW INCOME	33550	38300	43100	47900	51750	55550	59400	63250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Forest County, WI									
	VERY LOW INCOME	21000	24000	27000	29950	32350	34750	37150	39550
	LOW INCOME	33550	38300	43100	47900	51750	55550	59400	63250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Grant County, WI									
	VERY LOW INCOME	21000	24000	27000	29950	32350	34750	37150	39550
	LOW INCOME	33550	38300	43100	47900	51750	55550	59400	63250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Green County, WI									
	VERY LOW INCOME	23850	27250	30650	34050	36800	39500	42250	44950
	LOW INCOME	38150	43600	49050	54500	58850	63200	67600	71950
	MOD.INC-GUAR.LOAN	78350	78350	78350	78350	103400	103400	103400	103400
Green Lake County, WI									
	VERY LOW INCOME	23050	26350	29650	32900	35550	38200	40800	43450
	LOW INCOME	36850	42100	47400	52650	56850	61050	65300	69500
	MOD.INC-GUAR.LOAN	75700	75700	75700	75700	99900	99900	99900	99900
Iron County, WI									
	VERY LOW INCOME	21000	24000	27000	29950	32350	34750	37150	39550
	LOW INCOME	33550	38300	43100	47900	51750	55550	59400	63250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:WISCONSIN

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Jackson County, WI									
	VERY LOW INCOME	21000	24000	27000	29950	32350	34750	37150	39550
	LOW INCOME	33550	38300	43100	47900	51750	55550	59400	63250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Jefferson County, WI									
	VERY LOW INCOME	24850	28400	31950	35450	38300	41150	44000	46800
	LOW INCOME	39700	45350	51050	56700	61250	65750	70300	74850
	MOD.INC-GUAR.LOAN	81500	81500	81500	81500	107600	107600	107600	107600
Juneau County, WI									
	VERY LOW INCOME	21000	24000	27000	29950	32350	34750	37150	39550
	LOW INCOME	33550	38300	43100	47900	51750	55550	59400	63250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Lafayette County, WI									
	VERY LOW INCOME	21700	24800	27900	31000	33500	36000	38450	40950
	LOW INCOME	34700	39700	44650	49600	53550	57550	61500	65450
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Langlade County, WI									
	VERY LOW INCOME	21000	24000	27000	29950	32350	34750	37150	39550
	LOW INCOME	33550	38300	43100	47900	51750	55550	59400	63250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Lincoln County, WI									
	VERY LOW INCOME	22050	25200	28350	31450	34000	36500	39000	41550
	LOW INCOME	35200	40250	45250	50300	54300	58350	62350	66400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Manitowoc County, WI									
	VERY LOW INCOME	23000	26300	29600	32850	35500	38150	40750	43400
	LOW INCOME	36800	42050	47300	52550	56750	60950	65150	69350
	MOD.INC-GUAR.LOAN	75550	75550	75550	75550	99750	99750	99750	99750
Marinette County, WI									
	VERY LOW INCOME	21000	24000	27000	29950	32350	34750	37150	39550
	LOW INCOME	33550	38300	43100	47900	51750	55550	59400	63250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Marquette County, WI									
	VERY LOW INCOME	21000	24000	27000	29950	32350	34750	37150	39550
	LOW INCOME	33550	38300	43100	47900	51750	55550	59400	63250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:WISCONSIN

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- AJUSTEDINCOME LIMITS ----------							
Menominee County, WI									
	VERY LOW INCOME	21000	24000	27000	29950	32350	34750	37150	39550
	LOW INCOME	33550	38300	43100	47900	51750	55550	59400	63250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Monroe County, WI									
	VERY LOW INCOME	22000	25150	28300	31400	33950	36450	38950	41450
	LOW INCOME	35200	40200	45250	50250	54250	58300	62300	66350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Oneida County, WI									
	VERY LOW INCOME	21750	24850	27950	31050	33550	36050	38550	41000
	LOW INCOME	34800	39750	44750	49700	53700	57650	61650	65600
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Pepin County, WI									
	VERY LOW INCOME	21550	24600	27700	30750	33250	35700	38150	40600
	LOW INCOME	34450	39350	44300	49200	53150	57050	61000	64950
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Polk County, WI									
	VERY LOW INCOME	22350	25550	28750	31900	34500	37050	39600	42150
	LOW INCOME	35750	40850	45950	51050	55150	59200	63300	67400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Portage County, WI									
	VERY LOW INCOME	24450	27950	31450	34900	37700	40500	43300	46100
	LOW INCOME	39100	44700	50250	55850	60300	64800	69250	73700
	MOD.INC-GUAR.LOAN	80300	80300	80300	80300	106000	106000	106000	106000
Price County, WI									
	VERY LOW INCOME	21000	24000	27000	29950	32350	34750	37150	39550
	LOW INCOME	33550	38300	43100	47900	51750	55550	59400	63250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Richland County, WI									
	VERY LOW INCOME	21000	24000	27000	29950	32350	34750	37150	39550
	LOW INCOME	33550	38300	43100	47900	51750	55550	59400	63250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Rusk County, WI									
	VERY LOW INCOME	21000	24000	27000	29950	32350	34750	37150	39550
	LOW INCOME	33550	38300	43100	47900	51750	55550	59400	63250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:WISCONSIN

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		---------- ADJUSTED INCOME LIMITS ----------							
Sauk County, WI									
	VERY LOW INCOME	23600	27000	30350	33700	36400	39100	41800	44500
	LOW INCOME	37750	43100	48500	53900	58200	62500	66850	71150
	MOD.INC-GUAR.LOAN	77500	77500	77500	77500	102300	102300	102300	102300
Sawyer County, WI									
	VERY LOW INCOME	21000	24000	27000	29950	32350	34750	37150	39550
	LOW INCOME	33550	38300	43100	47900	51750	55550	59400	63250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Shawano County, WI									
	VERY LOW INCOME	21000	24000	27000	29950	32350	34750	37150	39550
	LOW INCOME	33550	38300	43100	47900	51750	55550	59400	63250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Taylor County, WI									
	VERY LOW INCOME	21000	24000	27000	29950	32350	34750	37150	39550
	LOW INCOME	33550	38300	43100	47900	51750	55550	59400	63250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Trempealeau County, WI									
	VERY LOW INCOME	21600	24650	27750	30800	33300	35750	38200	40700
	LOW INCOME	34500	39450	44350	49300	53250	57200	61150	65100
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Vernon County, WI									
	VERY LOW INCOME	21000	24000	27000	29950	32350	34750	37150	39550
	LOW INCOME	33550	38300	43100	47900	51750	55550	59400	63250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Vilas County, WI									
	VERY LOW INCOME	21000	24000	27000	29950	32350	34750	37150	39550
	LOW INCOME	33550	38300	43100	47900	51750	55550	59400	63250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Walworth County, WI									
	VERY LOW INCOME	25600	29250	32900	36550	39500	42400	45350	48250
	LOW INCOME	40950	46800	52650	58500	63200	67850	72550	77200
	MOD.INC-GUAR.LOAN	84100	84100	84100	84100	111000	111000	111000	111000
Washburn County, WI									
	VERY LOW INCOME	21000	24000	27000	29950	32350	34750	37150	39550
	LOW INCOME	33550	38300	43100	47900	51750	55550	59400	63250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:WISCONSIN

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
Waupaca County, WI									
	VERY LOW INCOME	21950	25100	28250	31350	33900	36400	38900	41400
	LOW INCOME	35100	40100	45150	50150	54150	58150	62200	66200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Waushara County, WI									
	VERY LOW INCOME	21000	24000	27000	29950	32350	34750	37150	39550
	LOW INCOME	33550	38300	43100	47900	51750	55550	59400	63250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Wood County, WI									
	VERY LOW INCOME	22000	25100	28250	31400	33900	36400	38950	41450
	LOW INCOME	35200	40200	45250	50250	54250	58300	62300	66350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:WYOMING

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
Casper, WY MSA									
	VERY LOW INCOME	25100	28700	32300	35850	38750	41600	44500	47350
	LOW INCOME	40150	45900	51600	57350	61950	66550	71100	75700
	MOD.INC-GUAR.LOAN	82450	82450	82450	82450	108850	108850	108850	108850
Cheyenne, WY MSA									
	VERY LOW INCOME	26100	29800	33550	37250	40250	43250	46200	49200
	LOW INCOME	41700	47700	53650	59600	64350	69150	73900	78650
	MOD.INC-GUAR.LOAN	85700	85700	85700	85700	113100	113100	113100	113100
Albany County, WY									
	VERY LOW INCOME	26100	29800	33550	37250	40250	43250	46200	49200
	LOW INCOME	41700	47700	53650	59600	64350	69150	73900	78650
	MOD.INC-GUAR.LOAN	85700	85700	85700	85700	113100	113100	113100	113100
Big Horn County, WY									
	VERY LOW INCOME	25100	28700	32300	35850	38750	41600	44500	47350
	LOW INCOME	40150	45900	51600	57350	61950	66550	71100	75700
	MOD.INC-GUAR.LOAN	82450	82450	82450	82450	108850	108850	108850	108850
Campbell County, WY									
	VERY LOW INCOME	31250	35700	40150	44600	48200	51750	55350	58900
	LOW INCOME	45500	52000	58500	65000	70200	75400	80600	85800
	MOD.INC-GUAR.LOAN	93450	93450	93450	93450	123350	123350	123350	123350
Carbon County, WY									
	VERY LOW INCOME	25400	29000	32650	36250	39150	42050	44950	47850
	LOW INCOME	40600	46400	52200	58000	62650	67300	71900	76550
	MOD.INC-GUAR.LOAN	83400	83400	83400	83400	110100	110100	110100	110100
Converse County, WY									
	VERY LOW INCOME	25950	29650	33350	37050	40050	43000	45950	48950
	LOW INCOME	41500	47450	53350	59300	64050	68800	73550	78300
	MOD.INC-GUAR.LOAN	85250	85250	85250	85250	112550	112550	112550	112550
Crook County, WY									
	VERY LOW INCOME	25100	28700	32300	35850	38750	41600	44500	47350
	LOW INCOME	40150	45900	51600	57350	61950	66550	71100	75700
	MOD.INC-GUAR.LOAN	82450	82450	82450	82450	108850	108850	108850	108850
Fremont County, WY									
	VERY LOW INCOME	25100	28700	32300	35850	38750	41600	44500	47350
	LOW INCOME	40150	45900	51600	57350	61950	66550	71100	75700
	MOD.INC-GUAR.LOAN	82450	82450	82450	82450	108850	108850	108850	108850

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:WYOMING

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
Goshen County, WY									
	VERY LOW INCOME	25100	28700	32300	35850	38750	41600	44500	47350
	LOW INCOME	40150	45900	51600	57350	61950	66550	71100	75700
	MOD.INC-GUAR.LOAN	82450	82450	82450	82450	108850	108850	108850	108850
Hot Springs County, WY									
	VERY LOW INCOME	25100	28700	32300	35850	38750	41600	44500	47350
	LOW INCOME	40150	45900	51600	57350	61950	66550	71100	75700
	MOD.INC-GUAR.LOAN	82450	82450	82450	82450	108850	108850	108850	108850
Johnson County, WY									
	VERY LOW INCOME	25100	28700	32300	35850	38750	41600	44500	47350
	LOW INCOME	40150	45900	51600	57350	61950	66550	71100	75700
	MOD.INC-GUAR.LOAN	82450	82450	82450	82450	108850	108850	108850	108850
Lincoln County, WY									
	VERY LOW INCOME	25100	28700	32300	35850	38750	41600	44500	47350
	LOW INCOME	40150	45900	51600	57350	61950	66550	71100	75700
	MOD.INC-GUAR.LOAN	82450	82450	82450	82450	108850	108850	108850	108850
Niobrara County, WY									
	VERY LOW INCOME	25100	28700	32300	35850	38750	41600	44500	47350
	LOW INCOME	40150	45900	51600	57350	61950	66550	71100	75700
	MOD.INC-GUAR.LOAN	82450	82450	82450	82450	108850	108850	108850	108850
Park County, WY									
	VERY LOW INCOME	25100	28700	32300	35850	38750	41600	44500	47350
	LOW INCOME	40150	45900	51600	57350	61950	66550	71100	75700
	MOD.INC-GUAR.LOAN	82450	82450	82450	82450	108850	108850	108850	108850
Platte County, WY									
	VERY LOW INCOME	25100	28700	32300	35850	38750	41600	44500	47350
	LOW INCOME	40150	45900	51600	57350	61950	66550	71100	75700
	MOD.INC-GUAR.LOAN	82450	82450	82450	82450	108850	108850	108850	108850
Sheridan County, WY									
	VERY LOW INCOME	25100	28700	32300	35850	38750	41600	44500	47350
	LOW INCOME	40150	45900	51600	57350	61950	66550	71100	75700
	MOD.INC-GUAR.LOAN	82450	82450	82450	82450	108850	108850	108850	108850
Sublette County, WY									
	VERY LOW INCOME	27950	31950	35950	39900	43100	46300	49500	52700
	LOW INCOME	44700	51100	57450	63850	68950	74050	79150	84300
	MOD.INC-GUAR.LOAN	91800	91800	91800	91800	121200	121200	121200	121200

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02/12/2014 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:WYOMING

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
Sweetwater County, WY									
	VERY LOW INCOME	29750	34000	38250	42450	45850	49250	52650	56050
	LOW INCOME	45100	51500	57950	64400	69550	74700	79850	85000
	MOD.INC-GUAR.LOAN	92600	92600	92600	92600	122250	122250	122250	122250
Teton County, WY									
	VERY LOW INCOME	33900	38750	43600	48400	52300	56150	60050	63900
	LOW INCOME	45500	52000	58500	65000	70200	75400	80600	85800
	MOD.INC-GUAR.LOAN	93450	93450	93450	93450	123350	123350	123350	123350
Uinta County, WY									
	VERY LOW INCOME	26550	30350	34150	37900	40950	44000	47000	50050
	LOW INCOME	42450	48500	54600	60650	65500	70350	75200	80050
	MOD.INC-GUAR.LOAN	87200	87200	87200	87200	115100	115100	115100	115100
Washakie County, WY									
	VERY LOW INCOME	25100	28700	32300	35850	38750	41600	44500	47350
	LOW INCOME	40150	45900	51600	57350	61950	66550	71100	75700
	MOD.INC-GUAR.LOAN	82450	82450	82450	82450	108850	108850	108850	108850
Weston County, WY									
	VERY LOW INCOME	26350	30100	33850	37600	40650	43650	46650	49650
	LOW INCOME	42100	48100	54150	60150	64950	69750	74600	79400
	MOD.INC-GUAR.LOAN	86450	86450	86450	86450	114100	114100	114100	114100

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:GUAM

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
Pacific Islands									
	VERY LOW INCOME	22050	25200	28350	31500	34000	36550	39050	41600
	LOW INCOME	35300	40300	45350	50400	54450	58450	62500	66550
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:PUERTO RICO

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	---------- AJUSTED INCOME LIMITS ----------							
Aguadilla-Isabela-San Sebastián, PR MSA								
Aguadilla-Isabela-San Sebastián, PR MSA								
VERY LOW INCOME	9350	10650	12000	13300	14400	15450	16500	17600
LOW INCOME	14900	17050	19150	21300	23000	24700	26400	28100
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Anasco Municipio, PR SEA								
VERY LOW INCOME	9350	10650	12000	13300	14400	15450	16500	17600
LOW INCOME	14900	17050	19150	21300	23000	24700	26400	28100
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
San Sebastion-Rincon, PR SEA								
VERY LOW INCOME	9350	10650	12000	13300	14400	15450	16500	17600
LOW INCOME	14900	17050	19150	21300	23000	24700	26400	28100
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Fajardo, PR MSA								
VERY LOW INCOME	11200	12800	14400	16000	17300	18600	19850	21150
LOW INCOME	17900	20500	23050	25600	27650	29700	31750	33800
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Guayama, PR MSA								
VERY LOW INCOME	10350	11800	13300	14750	15950	17150	18300	19500
LOW INCOME	16500	18900	21250	23600	25500	27400	29250	31150
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Mayagüez, PR MSA								
VERY LOW INCOME	10650	12150	13650	15150	16400	17600	18800	20000
LOW INCOME	17000	19400	21850	24250	26200	28150	30050	32000
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Ponce, PR MSA								
VERY LOW INCOME	11400	13000	14650	16250	17550	18850	20150	21450
LOW INCOME	18200	20800	23400	26000	28100	30150	32250	34300
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
San Germán-Cabo Rojo, PR MSA								
VERY LOW INCOME	9250	10550	11850	13150	14250	15300	16350	17400
LOW INCOME	14750	16850	18950	21050	22750	24400	26100	27800
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
San Juan-Caguas-Guaynabo, PR MSA								
Arecibo, PR HUD Metro FMR Area								
VERY LOW INCOME	10350	11800	13300	14750	15950	17150	18300	19500
LOW INCOME	16500	18900	21250	23600	25500	27400	29250	31150
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:PUERTO RICO

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
	---------- ADJUSTED INCOME LIMITS ----------							
Barranquitas-Aibonito-Quebradillas, PR HUD Metro FMR Area								
VERY LOW INCOME	9700	11050	12450	13800	14950	16050	17150	18250
LOW INCOME	15450	17700	19900	22100	23850	25650	27400	29150
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Caguas, PR HUD Metro FMR Area								
VERY LOW INCOME	10950	12500	14050	15600	16850	18100	19350	20600
LOW INCOME	17450	19950	22450	24950	26950	28950	30950	32950
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
San Juan-Guaynabo, PR HUD Metro FMR Area								
VERY LOW INCOME	12050	13800	15500	17200	18600	20000	21350	22750
LOW INCOME	19250	22000	24750	27500	29700	31900	34100	36300
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Yauco, PR MSA								
VERY LOW INCOME	9400	10750	12100	13400	14550	15600	16700	17750
LOW INCOME	15050	17200	19350	21450	23250	24950	26700	28400
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Puerto Rico HUD Nonmetro Area								
VERY LOW INCOME	9100	10400	11700	13000	14050	15100	16150	17200
LOW INCOME	14550	16650	18700	20800	22450	24150	25800	27450
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS
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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:VIRGIN ISLANDS

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
		ADJUSTED INCOME LIMITS							
St. Croix Island, VI									
	VERY LOW INCOME	15200	17400	19550	21700	23450	25200	26950	28650
	LOW INCOME	24300	27750	31250	34700	37500	40250	43050	45800
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
St. John/St. Thomas, VI									
	VERY LOW INCOME	21000	24000	27000	30000	32400	34800	37200	39600
	LOW INCOME	33600	38400	43200	48000	51850	55700	59500	63350
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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United States Department of Agriculture

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