



Single Family Housing Programs

Streamlined Assist Refinance Loans

What does this program do?

The streamlined assist refinance option provides current USDA direct and guaranteed home loan borrowers with low or no equity the opportunity to refinance for more affordable payment terms. Features of the program include:

- No new appraisal required, except for direct borrowers who received subsidy during their loan term.
- Direct borrowers that owe subsidy recapture may subordinate this amount if they are unable to pay it in full.
- No credit review required, but we must verify the mortgage was paid as agreed for 12 months prior to the refinance application.
- No home inspections or calculation of debt ratios.
- At least a \$50 net reduction to principal, interest, real estate taxes and homeowners insurance (PITI) payments compared to current PITI.

Who may apply for this program?

Current USDA direct and guaranteed rural homebuyers who have been current on their mortgage for 12 months prior to requesting loan refinancing may apply. Applicants' income may not exceed the adjusted annual income limit for the county or metropolitan statistical area where the dwelling will be located. Check [income eligibility](#) for the program.

Properties no longer located in an eligible rural area remain eligible for a refinance transaction. Borrowers may apply through [USDA approved lenders](#) that participate in the streamlined assist refinance loan program.

All original borrowers must remain on the note post-refinance. New borrowers may be added to the loan.

How may loan funds be used?

The refinance may include the principal loan balance, accrued interest, the upfront guarantee fee, and other eligible loan closing costs.

What are the loan terms?

The interest rate may not exceed the current rate of the loan being refinanced, and it may not exceed the maximum allowable rate for the date the interest rate is locked. The loan term may not exceed 30 years.

How do we get started? Who can answer questions?

Applicants must contact a [USDA approved lender](#). Contact the USDA Rural Development [Guaranteed Loan Coordinator](#) in your state if you have questions or need more information about streamlined assist refinance loans.

What law governs this program?

- [7 CFR Part 3555](#)
- [HB-1-3555 SFH Guaranteed Loan Program Technical Handbook](#)

NOTE: Because citations and other information may be subject to change please always consult the program instructions listed in the section above titled "What Law Governs this Program?" You may also contact [your local office](#) for assistance. You will find additional forms, resources, and program information at www.rd.usda.gov. *USDA is an equal opportunity provider, employer, and lender.*