



**GUARANTEED PROGRAM  
VERMONT  
QUICK REFERENCE GUIDE**

USDA is an equal opportunity provider, employer and lender.

VT Home Page : [www.rd.usda.gov/vt](http://www.rd.usda.gov/vt) ; NH Home Page ; [www.rd.usda.gov/nh](http://www.rd.usda.gov/nh)

**INCOME LIMITS**

HOUSEHOLD SIZE:	1-4 PERSON	5-8 PERSON
<u>ADDISON COUNTY:</u>	\$84,300	\$111,300
<u>CHITTENDEN, GRAND ISLE AND FRANKLIN COUNTIES:</u>	\$94,450	\$124,650
<u>BENNINGTON, CALEDONIA, ESSEX, ORANGE, ORLEANS, RUTLAND AND WINDHAM COUNTIES:</u>	\$77,350	\$102,100
<u>LAMOILLE</u>	\$78,900	\$104,150
<u>WASHINGTON COUNTY:</u>	\$84,950	\$112,150
<u>WINDSOR COUNTY:</u>	\$84,150	\$111,100

**MORTGAGE INSURANCE FEE**

Borrower pays 2.75% up-front Fee at Closing and an Annual Fee of .5% on the Average Outstanding Principal Balance.

**RATIO REQUIREMENTS**

29% HOUSING - Can stretch with compensating factors including credit scores 680+  
41% TOTAL DEBT - includes all debts with more than 10 payments remaining flexible with 680+ credit score

**RATES AND TERMS**

30 year fixed rate  
Maximum rate not to exceed the Fannie Mae 90 day delivery, plus 100 basis points, rounded up to the nearest quarter of one percent

**CREDIT HISTORY**

No minimum score required  
Bankruptcy/Foreclosure must be over 36 months old.

**PROPERTY REQUIREMENTS**

Single Family Homes,  
Condos/Townhouses,  
Mobile Homes: if brand new and on a lot.

**LOAN PURPOSE**

Acquisition Loans:  
102.75% LTV if including fees  
No Purchase Price Limits  
Refinance Loans:  
For current RD loans  
2.75% upfront fee  
Annual fee at .5%

**INELIGIBLE AREAS**

Burlington, South Burlington, Winooski, Essex Junction, southeast quadrant of Colchester  
<http://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do>

**FOR MORE INFORMATION, CONTACT:**

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