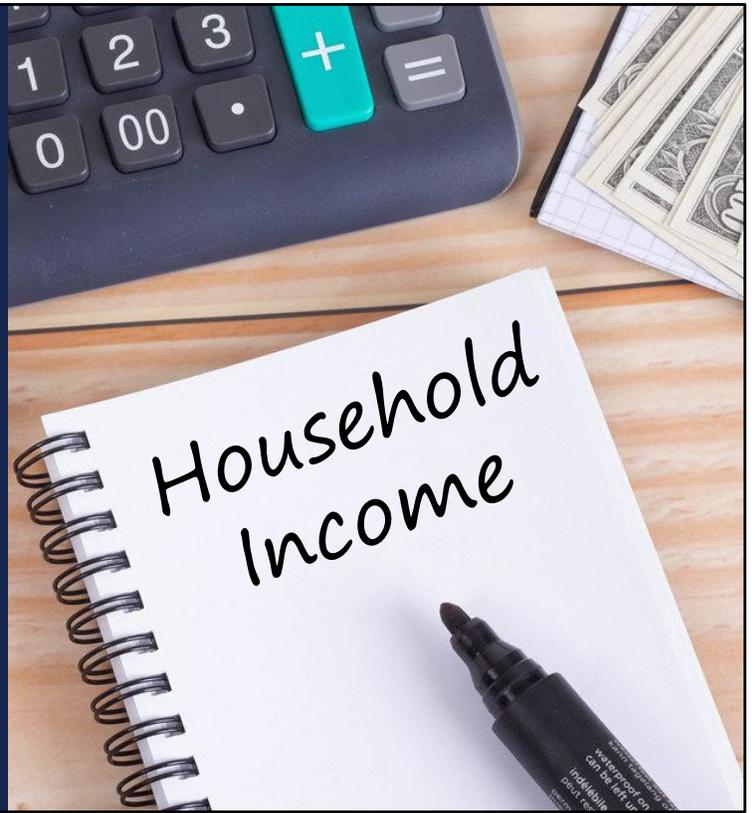


Annual Income

Single Family Housing Guaranteed Loan Program
(SFHGLP)

09/2020



Welcome to the Annual Income online training module presented by USDA's Single Family Housing Guaranteed Loan Program.



- The use and calculation method of Annual Income is unique to Rural Development, and a better understanding of the process and methodology will aid you in providing the most accurate and efficient service for your applicants.
- This training will highlight key areas of section 152 of the Regulation and Chapter 9 of the Handbook to help clarify this process.

7 CFR 3555.152(b)

(b) **Annual income.** Annual income is the income of all household members, regardless of whether they will be parties to the promissory note.

(1) Applicants must provide the income, expense and household information necessary to enable the lender to make income determinations.

(2) Lenders must verify employment and income information provided by the applicant for all household members. Lenders will verify the income for each adult household member for the previous 2 years. Written or oral verifications provided by third-party sources or documents prepared by third-party sources are acceptable. Lenders must project the expected annual income for the next 12 months from the verified sources.

(3) The lender remains responsible for the quality and accuracy of all information used to establish a household's eligibility.

(4) Household income from all sources including, but not limited to, income from temporarily absent household members, allowances for tax-exempt income and net family assets as defined in paragraph (d) of this section are to be considered in the calculation of annual income.

3

Section 3555.152 (b) outlines the following important points to remember regarding the analysis of annual income:

- Include all eligible income sources from all adult household members, including household members who will not be party to the Note.
- The annual income for the household will be used to calculate the adjusted annual household income.
- This adjusted annual income is used to determine if the household is eligible for a guaranteed loan.
- Annual income is calculated for the upcoming 12 months, based on the documentation obtained by the lender.
- The lender must review all documentation to ensure the calculation used for qualification is supported.
- Lenders must obtain income verifications for all adult members for the previous two years.
- Lenders will review this history to compare it to the projected income for the upcoming year.
- If these figures do not appear to be logical based on the verified earnings at the same employer and position, then the lender may wish to evaluate and recalculate the types of income earned per this section.

7 CFR 3555.152(b)

(5) The following sources of income will not be considered in the calculation of annual income:

(i) Earned income of persons under the age of 18 unless they are an applicant or a spouse of a member of the household;

(ii) Payments received for the care of foster children or foster adults and incomes received by foster children or foster adults who live in the household;

(iii) Amounts granted for, or in reimbursement of, the cost of medical expenses;

(iv) Earnings of each full-time student 18 years of age or older, except the head of household or spouse, that are in excess of any amount determined pursuant to HUD definition of annual income at 24 CFR 5.609(c);

(v) Temporary, nonrecurring, or sporadic income (including gifts);



4

- Some income types are not included in the annual income calculation such as:
 - income of minors,
 - foster child/adult payments,
 - reimbursements for medical expenses,
 - earnings of dependents over the age of 18 that may be full time students (in these case, only count the first \$480 of their income),
 - and temporary or sporadic income such as wedding gifts, one time bonuses, or income with no recurring pattern.

7 CFR 3555.152(b)

(vi) Lump sum additions to family assets such as inheritances; capital gains; insurance payments under health, accident, or worker's compensation policies; settlements for personal or property losses; and deferred periodic payments of supplemental social security income and Social Security benefits received in a lump sum;

(vii) Any earned income tax credit;

(viii) Adoption assistance in excess of any amount determined pursuant to HUD's definition of annual income at 24 CFR 5.609(c);

(ix) Amounts received by the family in the form of refunds or rebates under State or local law for property taxes paid on the dwelling;

(x) Amounts paid by a State agency to a family with a developmentally disabled family member living at home to offset the cost of services and equipment needed to keep the developmentally disabled family member at home;



5

- Additional excluded sources include:
 - lump sum payments,
 - earned income tax credits,
 - adoption assistance,
 - refunds for property taxes, and
 - amounts paid by a State agency to a family with a disabled family member living at home.

7 CFR 3555.152(b)

(xi) The full amount of any student financial aid;

(xii) Any other revenue exempted by a Federal statute, a list of which is available from any Rural Development office;

(xiii) Income received by live-in aides, regardless of whether the live-in aide is paid by the family or a social service program;

(ix) Employer-provided fringe benefit packages unless reported as taxable income; and

(x) Amounts received through the Supplemental Nutrition Assistance Program.



6

- Student financial aid,
- revenue exempt by Federal statute, earnings of live in aids,
- employer fringe benefit packages unless they are taxable income, and
- SNAP benefits are also all excluded from annual income.

Review Attachment 9-A
Pages 1 – 25

Refer to “Annual”
Column

Retain All Documentation
in the Permanent Case
File

Income and Documentation Matrix		
Income guidance: 7 CFR 3555, Section 3555.152(a) and (b)		
This matrix cannot cover every income asset type, employment scenario, etc. USDA requires approved lenders to use sound judgment to make accurate and dependable analysis of income per 3555.152(a).		
Documentation Source Options lists eligible documentation. Every item listed is not required. Lenders must meet the minimum documentation requirements for streamlined, non-streamlined, etc. options of this Chapter.		
Income Type	Annual	Repayment
Adoption Assistance or Subsidy	If the income will be received in the ensuing 12 months, include the first \$480 of adoption income or subsidy assistance for each grantee.	<p>Required History: None, the income must be received at the time of loan application.</p> <p>Lenders must document:</p> <ul style="list-style-type: none"> o the applicant is currently receiving the income, and o the amount of the income received each month. <p>Continuance: Income must be confirmed to continue a minimum of three years into the mortgage.</p> <p>Benefits that do not include expiration dates on the documentation will be presumed to continue.</p>
<p>Documentation Source Options:</p> <ul style="list-style-type: none"> • Benefit/Award letter to document the amount and duration of payments • Online payment schedule from the Agency, bank statements, etc. • Federal income tax returns or IRS tax transcripts with all schedules 		
Automobile Allowance	Include amounts documented on the pay statements as taxable gross earnings that will be received in the ensuing 12 months.	<p>Required History: One year</p> <p>Continuance: Income will be presumed to continue unless there is documented evidence the income will cease.</p> <p>The amount of allowance that exceeds the expenditure may be included for repayment. If there is a monthly debt associated with the income (such as a car or equipment payment), this debt must continue to be included in the debt ratio calculation.</p>
<p>Documentation Source Options:</p> <ul style="list-style-type: none"> • Paystub(s)/Earning statement(s) • Contract/agreement from employer to state terms and duration of payments • Federal income tax returns or IRS tax transcripts with all schedules 		

- To better assist with income review and documentation, Chapter 9 includes Attachment 9-A: “Income and Documentation Matrix.”
- The matrix was designed to assist lenders and USDA to more efficiently locate many income sources, annual income adjustments, and asset guidance.
- The matrix lists income types in alphabetical order and indicates how to consider each income type for both annual and repayment incomes.
- This training will concentrate on annual income.
- “Documentation Source Options” will list the options to properly document the income type.
- Every documentation item listed may not be required.
- USDA allows multiple options to provide flexibility to lenders when documenting income sources.

USDA Rural Development
U.S. DEPARTMENT OF AGRICULTURE

Approved Lender
=
Underwriter

USDA
≠
Underwriter

Helpful Tips

- ✓ Can the source be documented?
- ✓ Review the current earnings to determine the amount of income to be received for the upcoming 12 months.
- ✓ Do not include income which indicates it will be discontinued within the upcoming 12 months.

9

- Here are some useful tips to keep in mind when reviewing annual income for qualification purposes.
- Firstly, it is best to go back to the basics of the 3555 regulation and overall underwriting protocol.
- Questions to ask include:
- Can the income be documented?
- Review the current earnings to determine the amount of income that is anticipated to be received for the upcoming 12 months. Earnings from a previous job that is no longer active will not be considered in the annual income figure. Lenders must review the current job and earnings.
- If there is documentation that states the income source will not continue or be received within the upcoming 12 months, do not include these amounts in the annual income calculation.
- If you cannot respond positively to these basic questions, the income source is likely ineligible.
- The underwriter of the loan is the approved lender's underwriter. USDA is NOT the underwriter of the loan.

LEARNING CHECKS

7 CFR Part 3555 / HB-1-3555



10

The best way to learn information is to test your knowledge!

QUESTION

Topic

- Question will be bulleted with scenario, or
- Include a statement/question

TRUE/FALSE or other answer options will be displayed



11

The following question slides will list:

- The topic,
- A question or scenario, and
- potential responses.

ANSWER

Topic

7 CFR Part 3555 and HB-1-3555 references provided

X. Correct Response

- Additional guidance for clarification may be provided



12

The answer slides will list:

- The topic,
- the reference to the answer from the regulation and handbook,
- the correct response, and
- any additional clarification that may be helpful.

Ready?

**LET'S GET
STARTED!**



Let's get started!

QUESTION

Annual Income

- Sally receives a monthly \$1,300 housing allowance.
- Her new contract is valid for the next two years.
- The housing allowance is included in annual income.

A. TRUE B. FALSE



14

Read the question on the slide and select a response.

ANSWER

Annual Income

3555.152(b), HB 9

A. TRUE

The housing allowance is part of her salary package.



15

True.

- The housing allowance is taxable income as part of her salary package. Therefore, it must be included in her annual income calculation.

QUESTION

Annual Income

- Sam has inherited \$30,000 from his uncle.
- The inheritance must be included in the annual income.

A. TRUE B. FALSE



16

Read the question on the slide and select a response.

ANSWER

Annual Income

3555.152(b)(5)(vi), HB 9

B. FALSE

- The inheritance is a lump sum addition, and therefore not included.
- Capital gains, worker's compensation, settlements, etc. are also not included in annual income.
- Lender must consider income earned from this asset as indicated in 3555.152(d) and HB 9.



17

False.

- The inheritance is a one time lump sum addition to income.
- This lump sum addition is similar to capital gains, worker's compensation payments, or insurance payout settlements which are also not included in annual income.
- Lenders may need to consider any asset income derived from this income as part of the annual income calculation.

QUESTION

Annual Income

- Applicant's household includes a 19-year-old, full time student.
- The 19-year-old has a part time job at Starbucks.
- Current annual earnings: \$12,500
- Which amount must be included in annual income?

A. \$480 B. \$12,500



18

Read the question on the slide and select a response.

ANSWER

Annual Income

3555.152(b)(5)(i), HB 9

A. \$480

- Income that is never counted: Earnings of a full-time student 18 years of age, or older, in excess of \$480 unless the student is a spouse or head of household.
- The student also qualifies as a dependent per 3555.152(c)(1)= \$480 annual income deduction.
- The final amount in annual income will be \$0.



19

A. \$480

- For household members that are 18 and older, but are full time students, you only need to count the first \$480 of their income.
- The student is also an eligible dependent, which means the applicant will also receive a \$480 deduction to their annual income calculation.
- The final amount included for annual income purposes will be \$0.

QUESTION

Annual Income

- Jared has worked at River City Construction for five years.
- He earned overtime throughout 2018 and 2019, as well as the first 3 months of 2020.
- His employer has provided a letter stating that Jared will no longer earn overtime in the future.
- Can the overtime earnings be excluded from total annual income calculations?

A. YES B. NO



20

Read the question on the slide and select a response.

ANSWER

Annual Income

3555.152(b)(2), HB 9

B. NO

- Historical data is utilized when calculating and projecting annual income.
- If documentation cannot be provided confirming overtime earnings have seized, then the income must be included.



21

B. No

- It is not enough to obtain a letter from the employer stating that from this point on the borrower will not be receiving OT.
- Historical data is utilized when calculating projected annual income.
- The lender must use sound judgment when evaluating the documentation provided.

QUESTION

Annual Income

Supplemental Nutrition Assistance Program (SNAP) benefits are included in annual income.

- A. TRUE B. FALSE



Read the question on the slide and select a response.

ANSWER

Annual Income

3555.152(5)(x), 9

B. FALSE

SNAP and other revenue exempt by a Federal statute, are not included in annual income.



23

False.

- SNAP and other revenue exempt for consideration of a Federal benefit are excluded from annual income.

QUESTION

Annual Income

The annual income calculation is based on ____ earnings.

- A. NET B. GROSS



Read the question on the slide and select a response.

ANSWER

Annual Income

3555.152(b), HB 9

B. GROSS

- The gross amount before payroll deductions:
 - Base wages/salaries, overtime pay, commissions, fees, tips, housing allowances and other compensation for personal services of all adult members of the household.



25

B. Gross

- Annual income is calculated from gross earnings before payroll deductions are applied.
- Annual income includes wages/salaries, overtime pay, commissions, fees, tips, etc. of all adult household members.
- In order to exclude sporadic income types the lender must be able to support through historical income documentation that these income types have never been received and there would be employer verification that these types will not continue.

QUESTION

Annual Income

Foster care payments for children and/or adults must be included in annual income.

- A. TRUE B. FALSE



26

Read the question on the slide and select a response.

ANSWER

Annual Income

3555.152(b)(5)(ii), HB 9

B. FALSE

Payments received for foster children/adults are not included in annual income.



27

False.

- These payments are contingent upon the household maintaining a child/adult to be eligible for these payments.
- Therefore these are excluded from annual income.

QUESTION

Annual Income

- Applicant is due to receive wage increase.
- Increase will occur before loan approval by USDA (issuance of Conditional Commitment).
- The increase must be included in annual income.

A. TRUE B. FALSE



28

Read the question on the slide and select a response.

ANSWER

Annual Income

3555.152(b)(2), HB 9

A. TRUE

- Annual income is based on upcoming 12 months.
- Wage increases prior to commitment must be included.



29

True.

- The annual income is based on the upcoming 12 months of anticipated income based on the history of earnings and the documentation provided to the lender.
- Wage increases that will become effective when a conditional commitment/loan closing will occur must be included.

QUESTION

Annual Income

- Applicant receives social security benefits for their minor child.
- The social security benefit must be included in the annual income.

A. TRUE B. FALSE



30

Read the question on the slide and select a response.

ANSWER

Annual Income

3555.152(b)(4), HB 9

A. TRUE

The full amount of periodic payments received from Social Security including payments received by adults on behalf of a minor must be included.



31

True.

- The regulation requires the full amount of Social Security Income received by adults on behalf of minors to be included in the annual income.

QUESTION

Annual Income

- Joe has annual income of \$125,000.
- He has a business loss of \$45,000.
- Joe's adjusted annual income with consideration of the business loss is:

A. \$80,000 B. \$125,000



32

Read the question on the slide and select a response.

ANSWER

Annual Income

3555.152(b), HB 9

B. \$125,000

Business losses are treated as zero for annual income.



33

B. 125,000

- Business losses are treated as zero in the annual income calculation.
- They are not deducted from annual income.

QUESTION

Annual Income

- Melissa is a Pampered Chef sales professional, annual income is \$85,000.
- Tax returns reflect eligible deductions for mortgage interest/taxes/insurance of \$13,500.
- Melissa's annual income with consideration of these deductions is:

A. \$85,000 B. \$71,500



34

Read the question on the slide and select a response.

ANSWER

Annual Income

3555.152(b), HB 9

A. \$85,000

Home based operation related expenses such as mortgage interest/taxes/insurance are not deducted from annual income.



35

A. \$85,000

- Home based operation related expenses are not eligible deductions that may be utilized to reduce an applicant's annual income calculation.

QUESTION

Annual Income

- Betty receives a \$500 flexible benefit from her employer in addition to her annual salary of \$80,000.
- Betty pays for her daughter's \$400 monthly child care expense with this benefit.
- Are the flexible benefit funds to be included in the total annual income?

A. YES

B. NO



36

Read the question on the slide and select a response.

ANSWER

Annual Income

3555.152(b)(2), HB 9

B. YES

Taxable income including fringe benefits such as flexible pay must be included in annual income calculations.



37

B. Yes

- The gross amount of all earnings and other compensation such as employer paid fringe benefits must be included when the earnings are taxable.

QUESTION

Annual Income

Lender retains the following income documentation:

- Applicant: Written VOE plus recent paystub with YTD figure
- Household member: Recent paystub with YTD figure
- The file is properly documented

A. TRUE B. FALSE



38

Read the question on the slide and select a response.

ANSWER

Annual Income

3555.152(b)(2), HB 9

B. FALSE

- Household members must be documented at the same level as an applicant.
- Applicable IRS 4506-T requirements must also be met: HB 9.



39

False.

- Household members that are not a party to the note must continue to present full income documentation to the lender in the same format that an applicant must supply.
- IRS Form 4506-T's are also required for non-applicants, as well.

QUESTION

Annual Income

- Jennifer was awarded \$600 monthly child support by a court order in January 2019.
- Payments were received for 6 months and ceased after June 2019.
- The child support must be counted in annual income.

A. TRUE B. FALSE



40

Read the question on the slide and select a response.

ANSWER

Annual Income

3555.152(b)(2), HB 9

B. FALSE

The amount is not included in annual income when documentation of non-payment and legal action is obtained.



41

False.

- When the applicant and lender can document that legal action was taken but no payments have been received, then the child support may be excluded from the annual income calculation.

QUESTION

Annual Income

- Fred recently had his hours reduced due to a temporary furlough.
- The employer has indicated Fred's regular work schedule will continue once the furlough is over in a few months.
- With the reduction in earnings, the total household income now falls below the income limitations for eligibility.
- Can the decreased income be used for calculating annual income?

A. YES

B. NO



42

Read the question on the slide and select a response.

ANSWER

Annual Income

3555.152(b)(2), HB 9.3 (b)

B. NO

- Annual income is calculated for the ensuing 12-month period.
- Situations temporary in nature may not be included when determining historic earnings.



43

B. No

- Annual income is calculated for the upcoming 12-month period, based on income verification and documentation.
- Historical data is utilized for calculating and projecting annual household income.

QUESTION

Annual Income

- Checking: \$1,500, non-interest, local passbook savings rate is .25%
- Savings: \$15,000, earns .50% annually
- Certificate of Deposit: \$65,000, earns 2% annually
- What amount of income must be added to annual income?

A. \$1,378.75

B. \$0



44

Read the question on the slide and select a response.

ANSWER

Annual Income

3555.152(b)(4), HB 9

A. \$1,378.75

- Assets are \$50,000 or greater
 - $\$1,500 \times .25\%$ (passbook rate) = \$3.75
 - $\$15,000 \times .50\% = \75.00
 - $\$65,000 \times 2\% = \$1,300$
- $\$3.75 + \$75.00 + \$1,300 = \$1,378.75$



45

A. \$1378.75

- The total assets are greater than \$50,000. Therefore according to the regulation, the greater of the actual income earned or a local passbook savings rate must be used for the calculation.
- The \$1,500 checking is non-interest bearing. Therefore the local passbook savings rate of .25% will be used, which equals \$3.75.
- The \$15,000 savings earns .50% for an annual total of \$75.00.
- The \$65,000 CD earns 2% for an annual amount of \$1,300.
- Add all of these together and a total of \$1,378.75. This amount must be included in the annual income figure.

QUESTION

Annual Income

- Karen has worked at Tech Gen for 4 years.
- Recently she received a \$1,500 bonus.
- No history of bonus income in previous years, VOE states no continuance.
- The bonus must be included in annual income.

A. TRUE B. FALSE



46

Read the question on the slide and select a response.

ANSWER

Annual Income

3555.152(b)(5)(v), HB 9

B. FALSE

- No consistent history = sporadic income
- VOE confirms no continuance



47

False.

- There is no history of bonus income with the employer and it is not a recurring source of income.
- The VOE provided by the employer also states there will be no continuance of bonus income.

QUESTION

Annual Income

- Stan and Fran are married.
- Fran moved out two months ago and filed for divorce.
- Stan is applying for a guaranteed loan.
- Fran's income must be included in annual income.

A. TRUE B. FALSE



48

Read the question on the slide and select a response.

ANSWER

Annual Income

3555.152(b)(4), HB 9

B. FALSE

Separated less than 3 months, but Legal action for divorce has been filed.



49

False.

- They have been separated for less than three months, but legal action for divorce has been filed.
- The soon to be ex-spouse's income may be excluded.

QUESTION

Annual Income

- Pat and Carol are married.
- Pat is deployed for two years.
- Carol is applying for a guaranteed loan as a sole applicant.
- Pat's income must be included in annual income.

A. TRUE B. FALSE



50

Read the question on the slide and select a response.

ANSWER

Annual Income

3555.152(b)(4), HB 9

A. TRUE

- Separated due to work and/or military assignment.
- Pat continues to be part of the household.



51

True.

- Pat and Carol are married and the home will be Pat's primary residence.

QUESTION

Annual Income

- Steve and Jody are engaged.
- Steve is the only loan applicant.
- They are both on the current rental lease, share the address, and have a joint bank account.
- Their combined incomes are over the adjusted annual income limit.
- The solution is to have Jody live elsewhere until after the wedding.
- There currently is no evidence of a separate residence.
- Jody's income can be excluded from the annual income.

A. TRUE B. FALSE



52

Read the question on the slide and select a response.

ANSWER

Annual Income

3555.152(b)(4), HB 9

B. FALSE

- Steve and Jody are currently living together and share a lease and bank account.
- There is no evidence they have been living apart for 3 months.



53

False.

- There is no evidence that Jody has been living at her own address for the minimum of 3 months.
- Steve and Jody are not married, but they have a history of living together as a family unit.
- It is not acceptable to state Jody will live elsewhere in order to exclude her income or assets from annual income consideration to qualify for a guaranteed loan.

Navigate through these resources and tools like an expert!

Take the “Program Overview Training”

Available on the USDA LINC:
<https://www.rd.usda.gov/page/usda-linc-training-resource-library>

<https://www.rd.usda.gov/resources/regulations/program-regulations>

Subpart D—Underwriting the Applicant

§3555.151 Eligibility requirements.
§3555.152 Calculation of income and assets.
§3555.153-3555.199 [Reserved]
§3555.200 OMB control number.

<https://rd.usda.gov/resources/directives/handbooks>

HB-1-3555 SFH GUARANTEED LOAN PROGRAM TECHNICAL HANDBOOK

A consolidated version of the handbook is available. [HB-1-3555](#) is a large document and may take sometime to load.

Table of Contents

Chapter 1 - Overview
Chapter 2 - Record Retention
Chapter 3 - Lender Approval
Chapter 4 - Lender Responsibilities
Chapter 5 - Origination and Underwriting Overview
Chapter 6 - Loan Purposes
Chapter 7 - Loan Terms and Conditions
Chapter 8 - Applicant Characteristics
Chapter 9 - Income Analysis
Chapter 10 - Credit Analysis
Chapter 11 - Ratio Analysis
Chapter 12 - Property and Appraisal Requirements

- This training module has provided you with an overview of the key requirements of Annual Income.
- Complete program requirements and guidance can be found in 7 CFR Part 3555, Subpart D, Section 3555.152 and Chapter 9 of HB-1-3555.
- Be sure to bookmark these references, save yourself valuable time by using Cntrl-F to quickly search and find answers, and always ensure you are referencing the most current publications.
- The “Program Overview Training” module will assist you in learning how to navigate through all the resources and tools Rural Development has created to assist you.



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Can't find your answer in the regulation or handbook?
Contact the PAC team!

Want additional live program training?
Contact the LPA team!

USDA Rural Development U.S. DEPARTMENT OF AGRICULTURE	
Single Family Housing Guaranteed Loan Program (SFHGLP)	
Contacts & Resources	
TOPIC	CONTACT
File-Specific Questions Information to include in email: <ul style="list-style-type: none"> Identify the state the application is located; if applicable; Provide applicant's name and USDA borrower ID, if applicable; GUS loan number, if applicable Include contact information; and Indicate if you would like a call back (otherwise you will receive an email reply) 	Production Team One: SFHGLPONE@usda.gov AK, AL, AZ, CA, CO, GU, HI, IA, ID, KS, MT, NM, NV, OR, SD, TX, UT, WA, WI, WY, WY Production Team Two: SFHGLPTWO@usda.gov AR, KY, LA, MN, MO, MS, ND, NE, NJ, NY, OK Production Team Three: SFHGLPTHREE@usda.gov CT, DE, GA, IL, MA, MD, ME, MI, NC, NH, RI, SC, VT, WV Production Team Four: SFHGLPFOUR@usda.gov FL, IN, OH, PA, PR, TN, VA, VI
Lender Approval	sfhqld.compliance@usda.gov
Lender Recertification	sfhqld.compliance@usda.gov
Program Training	sfhqld.lenderpartner@usda.gov
Program Marketing & Outreach	sfhqld.lenderpartner@usda.gov
General Loan Scenario Questions	sfhqld.program@usda.gov
Loan Policy/Regulation/Handbook	sfhqld.program@usda.gov
Loan Servicing	sfhqld.servicing@usda.gov
Technical Issues: e-Authentication	eAuthHelpDesk@ftc.usda.gov 800-457-3642, option 1 (USDA e-Authentication Issues)
Technical Issues: GUS	RD.HD@STL.USDA.GOV 800-457-3642, option 2 (USDA Applications); then option 2 (Rural Development)
Loss Claims	guarantee.svc@stl.usda.gov
Monthly & Quarterly Status Reporting	rd.nfac.hsb@stl.usda.gov
GUS User Agreements	rd.nfac.hsb@stl.usda.gov
TOOLS & RESOURCES	
Regulation and Handbook: https://www.rd.usda.gov/resources/directives Lender Webpage—Turn times, contact information, and helpful links: https://www.rd.usda.gov/page/sfh-guaranteed-lender USDA LINC—Training modules, user guides, and more useful resources: https://www.rd.usda.gov/programs-services/lenders/usda-linc-training-resource-library GovDelivery—Receive notifications regarding origination, servicing, and GUS updates: https://public.govdelivery.com/accounts/USDARD/subscribe/new	

- Users should first look for answers to their questions in the regulation and handbook, but if you still have a question after reviewing your resources, we're here to help.
- All policy and regulation questions regarding the topic we just covered should be sent to our Policy, Analysis, and Communications Branch and
- If you would like to request additional program training, contact our Lender and Partner Activities Branch.



Thank you for supporting the USDA Single Family Housing Guaranteed Loan Program and America's rural homebuyers!



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58

This will conclude the training module. Thank you and have a great day!