

Program Summary Direct Home Loans

| LOAN AMOUNT, FEES, TERMS* | |
|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Maximum Loan Amount | <ul style="list-style-type: none"> • 100% of Appraised Value • Cannot exceed Area Loan Limit—all counties are at \$336,500 or higher • Limited by applicant's repayment ability |
| Loan Term | <ul style="list-style-type: none"> • 33 years; some applicants may qualify for 38 years • 30 years for manufactured homes |
| Interest Rate | <ul style="list-style-type: none"> • Fixed interest rate at closing. Rate can change monthly. • Payment assistance can reduce actual interest rate to as low as 1%. |

| APPLICANT GUIDELINES* | |
|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Credit | <ul style="list-style-type: none"> • No minimum credit score required by Rural Development • All applicants must have credit scores from at least two credit repositories • Non-traditional credit allowed for applicants with less than two scores <ul style="list-style-type: none"> – 3 sources are required (utilities, insurance, etc.) – Only 2 sources required if the applicant has at least 12 months of rental history • Some instances of unacceptable credit: <ul style="list-style-type: none"> – Late payments – Collections – Judgements – Bankruptcy w/in past 3 years |
| Ratios | <ul style="list-style-type: none"> • 33% PITI / 41% TDR for very-low and low income applicants |
| Employment | <ul style="list-style-type: none"> • No minimum history requirement • Income must be considered stable and dependable |

| PROPERTY GUIDELINES* | |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Property | <ul style="list-style-type: none"> • Must be decent, safe and sanitary—necessary repairs can be financed up to appraised value • Must be modest <ul style="list-style-type: none"> – Limitation on acreage financed – Sq ft of living area 2,000 or less – No income producing property • Safe water test required for private wells • Well and/or septic inspection required for private systems • Home inspection required |
| Condos | <ul style="list-style-type: none"> • Typically, project must be approved by Fannie, Freddie, VA, or HUD |
| Manufactured Homes | <ul style="list-style-type: none"> • New – must be purchased from an approved dealer/contractor • Some financing of existing is possible under pilot program |

* Refer to the following resources for additional program requirements.

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|------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| HB-1-3550 | http://www.rd.usda.gov/publications/regulations-guidelines/handbooks |
| Income & Property Eligibility | https://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do |
| WI RD Direct Staff | 715-345-7611 or SFHapplication@wi.usda.gov |



Wisconsin

Direct Program Income Limits

| County | 1-4 Person Household | 5-8 Person Household |
|---------------------|----------------------|----------------------|
| Brown | \$72,150 | \$95,250 |
| Calumet | \$76,550 | \$101,050 |
| Chippewa | \$71,600 | \$94,500 |
| Columbia | \$74,000 | \$97,700 |
| Dane | \$90,000 | \$118,800 |
| Dodge | \$65,200 | \$86,050 |
| Door | \$65,850 | \$86,900 |
| Douglas | \$68,250 | \$90,100 |
| Dunn | \$65,700 | \$86,700 |
| Eau Claire | \$71,600 | \$94,500 |
| Fond du Lac | \$67,350 | \$88,900 |
| Green | \$71,050 | \$93,800 |
| Iowa | \$72,400 | \$95,550 |
| Jefferson | \$70,500 | \$93,050 |
| Kenosha | \$71,600 | \$94,500 |
| Kewaunee | \$72,150 | \$95,250 |
| La Crosse | \$72,100 | \$95,150 |
| Lincoln | \$65,200 | \$86,050 |
| Manitowoc | \$64,550 | \$85,200 |
| Marathon | \$70,100 | \$92,550 |
| Monroe | \$65,200 | \$86,050 |
| Oneida | \$64,800 | \$85,550 |
| Outagamie | \$76,550 | \$101,050 |
| Ozaukee | \$75,500 | \$99,650 |
| Pepin | \$65,050 | \$85,850 |
| Pierce | \$90,000 | \$118,800 |
| Portage | \$71,900 | \$94,900 |
| Racine | \$69,050 | \$91,150 |
| Sauk | \$65,750 | \$86,800 |
| Sheboygan | \$67,700 | \$89,350 |
| St. Croix | \$90,000 | \$118,800 |
| Trempealeau | \$65,200 | \$86,050 |
| Walworth | \$70,400 | \$92,950 |
| Washington | \$75,500 | \$99,650 |
| Waukesha | \$75,500 | \$99,650 |
| Waupaca | \$65,200 | \$86,050 |
| Winnebago | \$68,000 | \$89,750 |
| Wood | \$64,250 | \$84,800 |
| All Other Counties* | \$64,250 | \$84,800 |

*Milwaukee County Is Ineligible For Rural Development Homeownership Programs