



## USDA RURAL HOUSING SNAPSHOT

Terms	
<b>LTV (Purchase)</b>	103.5% based on Appraised Value. 3.5% of that is for the USDA Guarantee Fee
<b>LTV (Refinance)</b>	R/T only must be opaying off a current USDA loans. Max 101.000%. .100% of that is for the USDA Guarantee Fee.
<b>Loan Term</b>	30 Year Fixed Rate Loans Only.
<b>Transaction Type</b>	Purchase transactions or a Rate and Term refinance of an existing USDA loan. No Cash Out refinances allowed.
<b>Occupancy</b>	Primary Residence Only.
<b>Property Type</b>	SFR, Warrantable Condo, PUD.
<b>Mortgage Insurance</b>	No monthly mortgage insurance required. Borrower pays or finances the one time upfront Guarantee Fee.
<b>Seller Contibutions</b>	No maximum. However, if greater than 6%, the appraiser must make a comment about the impact on value.
Borrower Qualifications	
<b>Other Real Estate</b>	Borrowers must <b>not</b> own any other adequate housing.
<b>Maximum Income</b>	Household income mustn't exceed income limits. <a href="http://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do">http://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do</a>
<b>Non-Occupant Coborrowers</b>	Not allowed.
<b>Down Payment/ Closing Costs</b>	There is no minimum cash contribution from the borrower. Closing costs can be financed, except discount points, if appraised value supports it. LTV not to exceed 103.5% of appraised value.
<b>Gifts</b>	Are allowed from a disinterested third party.
<b>Reserves</b>	2 months PITI. .
<b>Ratios</b>	31/43. Higher allowed with AUS approval.
<b>Debts</b>	Any Installment debt with greater than 6 months payments remaining will be counted as long-term debt.
<b>Credit Reporting</b>	Tri-Merge, RMCR. Non-traditional credit is not allowed.
<b>Credit score</b>	660 minimum. Min of 3x24 month tradelines.
<b>Bankruptcy / Foreclosure</b>	Chap 7, 13 & Foreclosure must have been discharged for 4 yrs. Consumer Credit Counseling must be completed.
Property Requirments	
<b>Eligible Areas</b>	Property must be locat Property Requirments <a href="http://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do">http://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do</a>
<b>Appraisals</b>	Should be ordered through FHA approved appraisers
<b>Ineligible Proprties</b>	Income producing, subdivedable, inground pools, manufactured, condotels, vacant land, timeshares, houseboats.
<b>Repairs</b>	100% of the repairs may be financed if the value supports it. All repairs must be complete before funding.
<b>Well/Septic Inspection</b>	Required on all systems.
<b>Flood Zones</b>	<b>Properties in flood zones are NOT allowed.</b>
Possible Exceptions	
<b>Credit Scores</b>	Credit scores less than 660 but not lower than 640.
<b>Reserves</b>	Less than 2 months reserves with compensating factors.
<b>Tradelines</b>	Less the 3 X 24 months tradelines but all borrowers must still have a credit score.
<b>Bankruptcy / Foreclosure</b>	Bakruptcies between 2 and 4 years, & foreclosures bewtween 3 & 4 years with AUS and compensating factors.
<b>Other Real Estate</b>	borrowers may own other real estate under some circumstances.