

INCOME LIMIT PER FAMILY SIZE

FAMILY SIZE	1 – 4	5–8
Allegan	\$52,500	\$69,300
Barry	\$54,550	\$72,000
Bay	\$48,300	\$63,750
Benzie	\$48,000	\$63,350
Berrien	\$48,800	\$64,400
Cass	\$47,350	\$62,500
Charlevoix	\$50,700	\$66,900
Clinton	\$59,100	\$78,000
Eaton	\$59,100	\$78,000
Emmett	\$54,400	\$71,800
Grand Traverse	\$58,700	\$77,500
Ingham	\$59,100	\$78,000
Ionia	\$48,650	\$64,200
Isabella	\$51,050	\$67,400
Jackson	\$49,900	\$65,850
Kalamazoo	\$55,050	\$72,650
Kent	\$55,900	\$73,800
Lapeer	\$56,800	\$75,000
Leelanau	\$57,600	\$76,050
Lenawee	\$62,500	\$82,500
Livingston	\$71,900	\$94,900
Macomb	\$56,800	\$75,000
Marquette	\$52,550	\$69,350
Midland	\$58,700	\$77,500
Monroe	\$60,100	\$79,350
Muskegon	\$49,700	\$65,600
Oakland	\$56,800	\$75,000
Otsego	\$48,500	\$64,000
Ottawa	\$61,600	\$81,300
Shiawassee	\$50,250	\$66,350
St. Clair	\$56,800	\$75,000
Van Buren	\$55,050	\$72,650
Washtenaw	\$71,900	\$94,900
Wayne	\$56,800	\$75,000
All other	\$46,950	\$61,950

MAXIMUM LOAN LIMIT PER COUNTY

Alcona	234,000
Alger	136,000
Allegan	240,000
Alpena	234,000
Antrim	234,000
Arenac	234,000
Baraga	136,000
Barry	238,000
Bay	234,000
Benzie	234,000
Berrien	233,100
Branch	231,500
Calhoun	239,100
Cass	233,100
Charlevoix	234,000
Cheboygan	136,000
Chippewa	150,000
Clare	234,000
Clinton	234,000
Crawford	234,000
Delta	150,000
Dickinson	136,000
Eaton	234,000
Emmett	190,000
Genesee	234,000
Gladwin	234,000
Gogebic	150,000
Grand Traverse	234,000
Gratiot	234,000
Hillsdale	234,000
Houghton	150,000
Huron	234,000
Ingham	234,000
Ionia	230,000
Iosco	234,000
Iron	136,000
Isabella	234,000
Jackson	234,000
Kalamazoo	233,700
Kalkaska	234,000
Kent	239,000
Keweenaw	136,000
Lake	234,000
Lapeer	234,000
Leelanau	234,000
Lenawee	234,000
Livingston	255,000
Luce	136,000
Mackinac	136,000
Macomb	234,000
Manistee	234,000
Marquette	160,000
Mason	234,000
Mecosta	214,000
Menominee	136,000
Midland	234,000
Missaukee	234,000
Monroe	234,000
Montcalm	220,000
Montmorency	234,000
Muskegon	219,000
Newaygo	214,000
Oakland	244,000
Oceana	216,000
Ogemaw	234,000
Ontonagon	136,000
Osceola	234,000
Oscoda	234,000
Otsego	234,000
Ottawa	236,000
Presque Isle	136,000
Roscommon	234,000
Saginaw	234,000
Sanilac	234,000
Schoolcraft	136,000
Shiawassee	234,000
St. Clair	234,000
St. Joseph	233,100
Tuscola	234,000
Van Buren	233,100
Washtenaw	255,000
Wayne	245,000
Wexford	234,000



Rural Development

502 DIRECT
SINGLE FAMILY
HOUSING PROGRAM

LOW INCOME
HOME OWNERSHIP
LOANS



STATE OFFICE

3001 Coolidge Rd., Suite 200
East Lansing, MI 48823

COM: (517) 324-5210 TDD: (517) 324-5200

<http://www.rd.usda.gov/programs-services/single-family-housing-direct-home-loans/mi>



United States
Department of
Agriculture

Rural Development

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"USDA is an equal opportunity provider, employer and lender."

PURPOSE

The Direct Program helps applicants purchase decent, safe, and sanitary housing at an affordable monthly payment.

Loan funds may be used to purchase an existing house (including repairs), new construction, new modular or manufactured homes (Through an approved dealer/ contractor), or an existing manufactured home that was built on or after 1/1/2006.

WHY CHOOSE THE DIRECT PROGRAM?

The Direct Program offers the following:

- Interest rates as low as 1%
- A fixed interest rate with terms of 30, 33 or 38 years
- No down payment or Private Mortgage Insurance (PMI) required

The low interest rate and extended loan term creates an opportunity to maximize the loan amount and minimize monthly payments.

ELIGIBILITY REQUIREMENTS

- Must not own adequate housing.
- Unable to secure credit from conventional resources.
- U.S Citizen or qualified alien status.
- Must occupy the dwelling as your primary residence.
- Must have stable and dependable income.
- Must show repayment to meet all obligations. Ratios cannot exceed a PITI 29%/33% and Total Debt 41% .
- Must have acceptable credit history.
- Must have household income that does not exceed the Income Limit Per Family Size. Please refer to the chart on the back of the brochure.
- Have the legal capacity to incur loan obligations.
- Other restrictions may apply.

PROPERTY REQUIREMENTS:

The property must be in an eligible rural area. Maps indicating eligible areas are located on the website below:

- <http://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do?pageAction=sfp&NavKey=property@11>

Property requirements include, but are not limited to the following guidelines:

- Must be considered modest for the area, typically 2000 square feet or less.
- Must not be income producing, no in-ground swimming pool, no active farm structures and lots cannot be sub-divided,
- Property must have access to its own water and waste utilities and located on a publicly maintained road.

WHAT IS SUBSIDY?

Subsidy is difference between the monthly payment calculated at the full note rate and the payment calculated at the effective interest rate the borrower qualifies for.

Subsidy recapture must be paid when the borrower ceases to occupy the property.

The Agency may recapture up to 50% of equity at that time, but never more than the amount of subsidy granted.

FEES THE APPLICANT IS RESPONSIBLE FOR

Credit Report

Home Inspection, Homeowners Insurance and Loan Closing. Note: Loan funds can be used to reimburse the borrower for these three expenses. Gift money and Sellers Concessions are acceptable and may be used toward closing costs.

WHERE CAN I APPLY?

Contact the office that serves the county you want to purchase a home in

Caro Office – (989) 673-8173, Ext. 4

1075 Cleaver Road
Caro, MI 48723

(Bay, Gratiot, Huron, Lapeer, Saginaw, Sanilac, St. Clair and Tuscola counties)

Flint Office – (810) 230-8766, Ext. 4

1525 North Elms Road
Flint, MI 48532
(Clinton, Genesee, Macomb, Monroe, Oakland, Shiawassee and Wayne counties)

Grand Rapids Office – (616) 942-4111, Ext. 6
3260 Eagle Park Drive, Suite 107,
Grand Rapids, MI 49525
(Ionia, Kent, Mecosta, Montcalm, Muskegon, Newaygo, Oceana and Ottawa counties)

Mason Office – (517) 676-4644, Ext. 4

525 N. Okemos Street, Suite B
Mason, MI 48854
(Eaton, Hillsdale, Ingham, Jackson, Lenawee, Livingston and Washtenaw counties)

Paw Paw Office – (269) 657-7055, Ext. 4

1035 E. Michigan Avenue
Paw Paw, MI 49079
(Allegan, Barry, Berrien, Branch, Calhoun, Cass, Kalamazoo, St. Joseph and Van Buren counties)

Sault Ste. Marie Office – (906) 632-9611, Ext 4

2847 Ashmun
Sault Ste. Marie, MI 49783
(Alger, Baraga, Cheboygan, Chippewa, Delta, Dickinson, Emmet, Gogebic, Houghton, Iron, Keweenaw, Luce, Mackinaw, Marquette, Menominee, Ontonagon, Presque Isle and Schoolcraft counties)

Traverse City Office – (231) 941-0951, Ext. 4

1501 Cass Street, Suite A
Traverse City, MI 49684
(Alcona, Alpena, Antrim, Benzie, Charlevoix, Crawford, Grand Traverse, Kalkaska, Lake, Leelanau, Manistee, Mason, Missaukee, Montmorency, Osceola, Oscoda, Otsego and Wexford counties)

West Branch Office – (989) 345-5470 Ext. 4.

240 W. Wright Street
West Branch, MI 48661
(Arenac, Clare, Gladwin, Iosco, Isabella, Midland, Ogemaw and Roscommon counties)