

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



United States
Department of
Agriculture

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](http://www.rd.usda.gov/programs-services/single-family-housing-direct-home-loans/mi)

Revised 2/28/19

"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, Menomi-

nee, 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, Craw-

ford, 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)