



USDA Rural Housing Home Loan Program



Committed to the future of rural communities.

What is a USDA Loan?

A Rural Housing Loan is a home loan that is Federally insured by the USDA and is designed to promote the development of rural and suburban areas of the United States. A home has to be in an eligible geographic location as defined by the USDA Eligibility Maps. This does not mean that the home has to be a farm or have cows on it. To the contrary, you may be surprised with the eligible areas. USDA allows for 100% financing based on the appraised value. This means you can potentially finance your closing costs into the loan. There are income limits based on your household size, however the income limits are quite generous. To be eligible for a USDA loan you cannot own any other "adequate" housing. Adequate is defined as meeting the needs of your family size and location proximity to work. Please consult us to determine eligibility.

USDA AT A GLANCE:

- Up to 100% LTV Financing
- Owner Occupied only
- Standard Credit score of 620+, but there is no minimum score
- First Time Home Buyers OK but not required
- Must provide proof of Income and Assets
- Seller Contributions allowed to 6%
- 30 Year Fixed Rate
- Purchase or USDA to USDA refinance
- Gift from family member allowed
- No Closing Cost Option available
- Low Mortgage Insurance

USDA ADVANTAGES

- No Down Payment Requirement
- No Loan Limits
- Mortgage insurance typically lower vs FHA or conventional
- Mortgage Insurance can be removed
- Escrow Hold-Backs up to the lesser of 10% of purchase price or \$10,000 available for repairs
- Closing costs can be financed into the loan

USDA DRAWBACKS

- Income Limits
- Home must be located in an eligible area
- Lower Debt to Income limit vs FHA or conventional



REAL MORTGAGES. REAL PEOPLE. REAL ESTATE



NMLS #852745

670 N. Orlando Ave, Suite 101

Maitland, FL 32751

888-681-0777 x 101

407-252-3039

866-512-0169

Dan@CliftonMortgageServices.com

www.CliftonMortgageServices.com

Text
"Preapp@Clifton"
To 48421
and get



Programs are subject to change, all are available effective 11/15/2017. Please contact us for detailed information.