

Income Limit By Family Size

Family Size	1 - 4	5 - 8
Allegan	\$70,150	\$92,600
Antrim	\$62,800	\$82,900
Barry	\$70,650	\$93,250
Bay	\$61,050	\$80,600
Benzie	\$66,500	\$87,800
Berrien	\$62,400	\$82,350
Calhoun	\$61,050	\$80,600
Cass	\$63,350	\$83,600
Charlevoix	\$66,700	\$88,050
Clinton	\$74,950	\$98,950
Dickinson	\$61,050	\$80,600
Eaton	\$74,950	\$98,950
Emmet	\$66,550	\$87,850
Genesee	\$60,650	\$80,050
Grand Traverse	\$71,900	\$94,900
Ingham	\$74,950	\$98,950
Ionia	\$61,900	\$81,700
Jackson	\$61,350	\$81,000
Kalamazoo	\$73,350	\$96,800
Kent	\$75,750	\$100,000
Lapeer	\$75,750	\$100,000
Leelanau	\$74,700	\$98,600
Lenawee	\$62,500	\$82,500
Livingston	\$94,550	\$124,800
Macomb	\$75,750	\$100,000
Marquette	\$65,350	\$86,250
Midland	\$72,400	\$95,550
Monroe	\$72,650	\$95,900
Oakland	\$75,750	\$100,000
Ottawa	\$79,700	\$105,200
Shiawassee	\$63,850	\$84,300
St. Clair	\$75,750	\$100,000
Van Buren	\$64,400	\$85,000
Washtenaw	\$96,200	\$127,000
Wayne	\$75,750	\$100,000
All other	\$60,550	\$79,950

Prior to submitting your application, you can complete an online eligibility assessment to determine if you are a good candidate for our SFH Direct Home Loan program. The link for the self-assessment is:

<https://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do?pageAction=assessmentType>

Maximum Loan Limit Per County

All Counties
\$398,600

Information on all USDA Rural Development programs is available at www.rd.usda.gov/mi



Rural Development

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

March 8, 2024



Single Family
Housing Direct
Loan Program
Low Income Homeownership

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 debt obligations. Ratios cannot exceed a PITI 29%/33% and Total Debt 41%.
- Must have acceptable credit history.
- Income limits apply
- 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:

<https://eligibility.sc.egov.usda.gov>

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

- Must be considered modest for the area, typically 2,000 square feet or less.
- Must not be income producing, no active farm structures and lots cannot be subdivided.
- 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 & Tuscola

Flint / Mason Office 810-230-8766 Ext. 4

miflint.loan@usda.gov

1525 North Elms Road, Flint, MI 48532

Clinton, Eaton, Genesee, Hillsdale, Ingham, Jackson, Lenawee, Livingston, Macomb, Monroe, Oakland, Shiawassee, Washtenaw & Wayne

Grand Rapids / Paw Paw Office 616-942-4111 Ext. 6

sm.rd.migrandpaw.sfh@usda.gov

3200 Eagle Park Dr, Ste 100B, Grand Rapids, MI 49525

Allegan, Barry, Berrien, Branch, Calhoun, Cass, Ionia, Kalamazoo, Kent, Mecosta, Montcalm, Muskegon, Newaygo, Oceana, Ottawa St. Joseph & Van Buren

Sault Ste. Marie Office 906-632-9611 Ext 4

2847 Ashmun, Sault Ste. Marie, MI 49783

Alger, Baraga, Chippewa, Delta, Dickinson, Gogebic, Houghton, Iron, Keweenaw, Luce, Mackinaw, Marquette, Menominee, Ontonagon & Schoolcraft

Traverse City Office 231-941-0951 Ext. 4

1501 Cass St, Ste A, Traverse City, MI 49684

Alcona, Alpena, Antrim, Benzie, Charlevoix, Cheboygan, Crawford, Emmet, Grand Traverse, Kalkaska, Lake, Leelanau, Manistee, Mason, Missaukee, Montmorency, Osceola, Oscoda, Otsego, Presque Isle & Wexford

West Branch Office 989-345-5470 Ext. 4.

543 Progress Street, West Branch, MI 48661

Arenac, Clare, Gladwin, Iosco, Isabella, Midland, Ogemaw & Roscommon