

Section 502 Direct Loans

For more information, contact the local office near you, or visit our website at: <http://www.rurdev.usda.gov/wa>

USDA Rural Development provides owner occupied, Single Family Housing loans to eligible low income applicants who are unable to obtain credit elsewhere. Applicants may obtain 100% Direct financing to:



- Purchase and/or repair **new or existing housing (including new manufactured housing)**
- Purchase a building site and **construct a dwelling**
- Build a home with the **Self Help** method. Under this program, applicants provide sweat equity labor to build their own homes.
- Purchase a **government owned home** or **assume** an existing 502 Direct loan. For a list of government owned homes visit <http://www.resales.usda.gov>

All properties financed must be located in a rural area. In most cases, an area is considered rural if the population is 10,000 or less. The following website can be used to help you determine both applicant and property eligibility: <http://eligibility.sc.egov.usda.gov/eligibility/>.

Based on income level, applicants may qualify for monthly payment assistance (subsidy), which is subject to recapture when the loan is paid off. Eligibility requirements include but are not limited to:

- **Adjusted household income** which is at or below 80% median income (see chart on page 2). Adjusted income calculated by subtracting eligible deductions from the gross income of all adult household members.
- **A satisfactory credit history.** A credit score of 640 or above typically indicates satisfactory credit. However, applicants with lower scores, or who have had credit difficulties, may be eligible under certain circumstances.

Sample Adjusted Income Calculation for a Family of 6 with 4 children:	
Gross Annual Income:	\$65,000
Minus	
\$480 deduction per child:	\$ 1,920
Minus	
\$600 per month daycare:	\$ 7,200
Adjusted Income	\$55,880

of
is

- A **stable source of income**, which provides adequate **ability to repay** the loan payments.
- Be a **U.S. Citizen or legally admitted U.S. resident** who is **18 years of age** or older and is **able to enter into a binding contract**.

For a **FREE loan Pre-Qualification**
or to learn more about Rural Development programs,
please contact one of our offices today!

SECTION 502 Direct Program INCOME and AREA LOAN LIMITS

Office	County	Maximum Adjusted income limits per number in household								Maximum Property Value/Loan Amount
		1	2	3	4	5	6	7	8	
Mount Vernon Phone: (360) 428-4322 Ext 4.	Island	\$43,050	\$49,200	\$55,350	\$61,500	\$66,400	\$71,350	\$76,250	\$81,200	\$289,750
	King	\$43,050	\$49,200	\$55,350	\$61,500	\$66,400	\$71,350	\$76,250	\$81,200	\$362,790
	San Juan	\$36,400	\$41,600	\$46,800	\$52,000	\$56,150	\$60,300	\$64,500	\$68,650	\$362,790
	Skagit	\$33,300	\$38,100	\$42,850	\$47,600	\$51,400	\$55,200	\$59,000	\$62,850	\$283,983
	Snohomish	\$43,050	\$49,200	\$55,350	\$61,500	\$66,400	\$71,350	\$76,250	\$81,200	\$333,900
	Whatcom	\$35,300	\$40,300	\$45,350	\$50,400	\$54,450	\$58,450	\$62,500	\$66,550	\$285,000
Port Angeles Phone: (360) 452-8994 Ext 4.	Clallam	\$29,850	\$34,100	\$38,400	\$42,650	\$46,050	\$49,450	\$52,900	\$56,300	\$225,150
	Jefferson	\$32,100	\$36,700	\$41,250	\$45,850	\$49,500	\$53,200	\$56,850	\$60,500	\$332,500
	Kitsap	\$39,150	\$44,700	\$50,300	\$55,900	\$60,350	\$64,850	\$69,300	\$73,800	\$302,100
Olympia Phone: (360) 704-7760	Grays Harbor	\$29,450	\$33,700	\$37,900	\$42,100	\$45,450	\$48,850	\$52,200	\$55,550	\$200,160
	Lewis	\$29,450	\$33,700	\$37,900	\$42,100	\$45,450	\$48,850	\$52,200	\$55,550	\$200,160
	Mason	\$30,700	\$35,100	\$39,450	\$43,850	\$47,350	\$50,850	\$54,350	\$57,900	\$235,600
	Pierce	\$37,050	\$42,350	\$47,650	\$52,950	\$57,200	\$61,400	\$65,650	\$69,900	\$329,900
	Thurston	\$37,150	\$42,450	\$47,750	\$53,050	\$57,300	\$61,550	\$65,800	\$70,050	\$274,550
Brush Prairie Phone: (360) 883-1987 Ext. 4	Clark	\$38,000	\$43,450	\$48,900	\$54,300	\$58,650	\$63,000	\$67,350	\$71,700	\$284,000
	Cowlitz	\$30,800	\$35,200	\$39,600	\$44,000	\$47,500	\$51,050	\$54,550	\$58,100	\$200,160
	Pacific	\$29,450	\$33,700	\$37,900	\$42,100	\$45,450	\$48,850	\$52,200	\$55,550	\$200,160
	Wahkiakum	\$32,700	\$37,350	\$42,050	\$46,700	\$50,450	\$54,150	\$57,900	\$61,650	\$200,160
Wenatchee Phone: (509) 664-0210 Ext. 4	Chelan	\$31,900	\$36,500	\$41,050	\$45,600	\$49,250	\$52,900	\$56,550	\$60,200	\$245,550
	Douglas	\$31,900	\$36,500	\$41,050	\$45,600	\$49,250	\$52,900	\$56,550	\$60,200	\$209,400
	Ferry	\$29,450	\$33,700	\$37,900	\$42,100	\$45,450	\$48,850	\$52,200	\$55,550	\$200,160
	Grant	\$29,450	\$33,700	\$37,900	\$42,100	\$45,450	\$48,850	\$52,200	\$55,550	\$196,600
	Lincoln	\$29,450	\$33,700	\$37,900	\$42,100	\$45,450	\$48,850	\$52,200	\$55,550	\$196,000
	Okanogan	\$29,450	\$33,700	\$37,900	\$42,100	\$45,450	\$48,850	\$52,200	\$55,550	\$200,160
	Pend O'Reille	\$29,450	\$33,700	\$37,900	\$42,100	\$45,450	\$48,850	\$52,200	\$55,550	\$200,160
	Stevens	\$29,450	\$33,700	\$37,900	\$42,100	\$45,450	\$48,850	\$52,200	\$55,550	\$196,300
	Spokane	\$32,250	\$36,900	\$41,500	\$46,100	\$49,800	\$53,500	\$57,150	\$60,850	\$202,350
Yakima Phone: (509) 454-5740 ext. 4	Adams	\$29,450	\$33,700	\$37,900	\$42,100	\$45,450	\$48,850	\$52,200	\$55,550	\$194,200
	Asotin	\$29,450	\$33,700	\$37,900	\$42,100	\$45,450	\$48,850	\$52,200	\$55,550	\$198,500
	Benton	\$34,650	\$39,600	\$44,550	\$49,500	\$53,500	\$57,450	\$61,400	\$65,350	\$208,905
	Columbia	\$31,300	\$35,750	\$40,250	\$44,700	\$48,300	\$51,850	\$55,450	\$59,000	\$198,500
	Franklin	\$34,650	\$39,600	\$44,550	\$49,500	\$53,500	\$57,450	\$61,400	\$65,350	\$202,700
	Garfield	\$29,700	\$33,900	\$38,150	\$42,400	\$45,800	\$49,200	\$52,600	\$55,950	\$200,160
	Kittitas	\$32,750	\$37,450	\$42,100	\$46,800	\$50,550	\$54,300	\$58,050	\$61,800	\$230,500
	Klickitat	\$29,450	\$33,700	\$37,900	\$42,100	\$45,450	\$48,850	\$52,200	\$55,550	\$200,160
	Skamania	\$38,000	\$43,450	\$48,900	\$54,300	\$58,650	\$63,000	\$67,350	\$71,700	\$273,600
	Walla Walla	\$31,550	\$36,050	\$40,550	\$45,050	\$48,650	\$52,250	\$55,850	\$59,450	\$200,160
	Whitman	\$31,550	\$36,050	\$40,550	\$45,050	\$48,650	\$52,250	\$55,850	\$59,450	\$200,160
	Yakima	\$29,450	\$33,700	\$37,900	\$42,100	\$45,450	\$48,850	\$52,200	\$55,550	\$200,160

