

### INCOME LIMIT CHART FAMILY SIZE 1-4

COUNTY	1	2	3	4
Alger	31450	35900	40400	44900
Allegan	34900	39900	44850	49850
Antrim	30450	34800	39150	43500
Barry	37400	42750	48100	53450
Bay	33100	37850	42550	47300
Baraga	30750	35100	39500	43900
Benzie	32250	36900	41500	46100
Berrien	32600	37250	41900	46550
Branch	31250	35700	40200	44650
Calhoun	32600	37250	41900	46550
Cass	32850	37500	42200	46900
Charlevoix	34000	38850	43700	48850
Chippewa	32200	36800	41400	46000
Clinton	38450	43950	49450	54950
Delta	31000	35400	39850	44250
Dickinson	32200	36800	41400	46000
Eaton	38450	43950	49450	54950
Emmett	37400	42750	48100	53450
Genesee	32750	37450	42100	46800
Grand Traverse	36900	42150	47450	52700
Ingham	38450	43950	49450	54950
Ionia	33100	37850	42550	47300
Isabella	33050	37750	42500	47200
Jackson	34500	39450	44350	49300
Kalamazoo	35400	40450	45500	50550
Kent	35850	40950	46100	51200
Lapeer	39750	45450	51100	56800
Leelanau	38850	44400	49950	55500
Lenawee	43750	50000	56250	62500
Livingston	46050	52650	59200	65800
Luce	31000	35400	39850	44250
Macomb	39750	45450	51100	56800
Mackinac	30600	34950	39350	43700
Manistee	30350	34700	39000	43350
Marquette	36800	42050	47300	52550
Midland	39200	44800	50400	56000
Monroe	39400	45000	50650	56250
Muskegon	34800	39750	44750	49700
Oakland	39750	45450	51100	56800
Otsego	32400	37050	41650	46300
Ottawa	39850	45500	51200	56900
Saginaw	31250	35700	40200	44650
Shiawassee	32600	37250	41900	46550
St. Clair	39750	45450	51100	56800
St. Joseph	31300	35750	40250	44700
Tuscola	30700	35100	39450	43850
Van Buren	35400	40450	45500	50550
Washtenaw	46050	52650	59200	65800
Wayne	39750	45450	51100	56800
All other	30350	34700	39000	43350

### MAXIMUM PROPERTY MARKET VALUE

Alcona	126,000	Lake	134,000
Alger	136,000	Lapeer	157,000
Allegan	200,000	Leelanau	155,000
Alpena	126,000	Lenawee	164,000
Antrim	134,000	Livingston	193,000
Arenac	148,000	Luce	136,000
Baraga	136,000	Mackinac	136,000
Barry	200,000	Macomb	185,000
Bay	153,000	Manistee	136,000
Benzie	136,000	Marquette	150,000
Berrien	200,000	Mason	139,000
Branch	170,000	Mecosta	140,000
Calhoun	175,000	Menominee	136,000
Cass	200,000	Midland	153,000
Charlevoix	134,000	Missaukee	133,000
Cheboygan	136,000	Monroe	174,000
Chippewa	150,000	Montcalm	170,000
Clare	148,000	Montmorency	126,000
Clinton	145,000	Muskegon	170,000
Crawford	126,000	Newaygo	140,000
Delta	150,000	Oakland	193,000
Dickinson	136,000	Oceana	140,000
Eaton	153,000	Ogemaw	148,000
Emmett	150,000	Ontonagon	136,000
Genesee	145,000	Osceola	133,000
Gladwin	148,000	Oscoda	126,000
Gogebic	150,000	Otsego	128,000
Grand Traverse	144,000	Ottawa	180,000
Gratiot	148,000	Presque Isle	136,000
Hillsdale	139,000	Roscommon	148,000
Houghton	150,000	Saginaw	152,000
Huron	153,000	Sanilac	153,000
Ingham	158,000	Schoolcraft	136,000
Ionia	170,000	Shiawassee	145,000
Iosco	148,000	St. Clair	159,000
Iron	136,000	St. Joseph	200,000
Isabella	153,000	Tuscola	153,000
Jackson	147,000	Van Buren	200,000
Kalamazoo	200,000	Washtenaw	191,000
Kalkaska	136,000	Wayne	169,000
Kent	200,000	Wexford	137,000
Keweenaw	136,000		

USDA is an equal opportunity provider and employer. If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html) or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter to us by mail at U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202)690-7442 or email at [program.intake@usda.gov](mailto:program.intake@usda.gov)

*Revised 2/05/16*



502 DIRECT  
SINGLE FAMILY  
HOUSING PROGRAM

LOW INCOME  
HOME OWNERSHIP  
LOANS



STATE ADMINISTRATIVE OFFICE

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

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

Toll Free: 1-800-944-8119

[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)

## PURPOSE:

The Direct Program provides an opportunity for low income applicants to purchase decent, safe, sanitary housing at affordable monthly payments.

Loan funds may be used to purchase an existing single family housing dwelling or to construct a new dwelling.

## WHY CHOOSE THE DIRECT PROGRAM?

The Direct Program offers the following:

- Monthly mortgage payments as low as 1%.
- No down payment required .
- No monthly insurance premium (PMI) charge.
- A fixed interest rate for a term of 33 or 38 years.

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

## WHAT IS SUBSIDY?

Subsidy is difference between the applicants monthly payment (subsidized rate) and fixed closing interest rate (note rate.) Up to half of the equity or all of the subsidy received by the applicant may become due for repayment when the property is sold or exchanges ownership.

## FEES THE APPLICANT IS RESPONSIBLE FOR:

Fees include: application fee, inspection fee, required repairs (major repairs may be included in loan contingent upon appraisal), first year homeowner's insurance and closing fees. Gift money and Sellers Concessions are acceptable and may be used toward closing costs. Other fees may apply.

## 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 & 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 low income guidelines established for the county. Please refer to the Income Limit Chart on the back of the brochure.
- Have the legal capacity to incur loan

## 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, 1800 square feet or less.
  - Must not be income producing, no in-ground swimming pool, no farm structures and lots cannot be sub-divided,
  - CANNOT finance used manufactured housing. However; a new manufactured home provided by an approved dealer contractor is allowable, other restrictions may apply.
  - Property must have access to its own water & waste utilities and located on a publicly maintained road.
  - Value of property cannot exceed the Maximum Area Loan Limit Guideline.

## WHERE CAN I APPLY?

Contact the office that services the county you choose to purchase a home.

**Caro Area Office** – (989) 673-7588, Ext. 4  
1075 Cleaver Road, P.O. box 291, Caro, MI 48723  
(Griiot, Huron, Lapeer, Saginaw, Sanilac, St. Clair, Tuscola counties)

**Flint Sub-Area Office** – (810) 230-8766, Ext. 4  
1525 North Elms Road, Flint, MI 48532  
(Clinton, Genesee, Livingston, Macomb, Monroe, Oakland, Shiawassee, Washtenaw, Wayne counties)

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

**Mason Area Office** – (517) 676-4644, Ext. 4  
525 N. Okemos Street, Suite B, Mason, MI 48854  
(Eaton, Ingham, Hillsdale, Jackson, Lenawee counties)

**Paw Paw Sub-Area Office** – (269) 657-7055, Ext. 4  
1035 E. Michigan Avenue, PawPaw, MI 49079  
(Allegan, Barry, Berrien, Branch, Calhoun, Cass, Kalamazoo, St. Joseph, Van Buren counties)

**Sault Ste. Marie Sub-Area Office** –  
(906) 632-9611 Ext. 4. 2847 Ashmun, Sault Ste. Marie, MI 49783

**Gladstone Area Office** – (906) 428-1060, Ext. 6.  
2003 Minneapolis, P.O. Box 231, Gladstone, MI 49837(Alger, Baraga, Cheboygan, Chippewa, Delta, Dickinson, Emmet, Gogebic, Houghton, Iron, Keweenaw, Luce, Mackinaw, Marquette, Menominee, Ontonagon, Presque Isle, Schoolcraft counties)

**Traverse City Area Office** – (231) 941-0951,Ext. 6  
1501 Cass Street, 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 Sub-Area Office** – (989) 345-5470 Ext. 4. 240 W. Wright Street, West Branch, MI 48661 (Arenac, Bay, Clare, Gladwin, Iosco, Isabella, Midland, Ogemaw, Roscommon counties)