

Income Limit Chart Family Size 1-4

County	1	2	3	4
Alger	30400	34750	39100	43450
Allegan	34800	39750	44750	49700
Antrim	30050	34350	38650	42950
Barry	36050	41200	46350	51500
Bay	32300	36900	41550	46150
Benzie	30400	34750	39100	43450
Berrien	32150	36700	41300	45900
Branch	30800	35200	39600	44000
Calhoun	32600	37250	41900	46550
Cass	31750	36300	40800	45350
Charlevoix	32550	37200	41850	46500
Chippewa	30400	34750	39100	43450
Clinton	38000	43400	48850	54250
Delta	29850	34100	38400	42650
Dickinson	31250	35700	40200	44650
Eaton	38000	43400	48850	54250
Emmett	34950	39900	44900	49900
Genesee	32750	37450	42100	46800
Grand Traverse	35750	40850	45950	51050
Gratiot	29600	33850	38050	42300
Hillsdale	30150	34450	38750	43050
Ingham	38000	43400	48850	54250
Ionia	32850	37550	42250	46950
Isabella	32600	37250	41900	46550
Jackson	34050	38900	43800	48650
Kalamazoo	35200	40250	45250	50300
Kent	35350	40400	45450	50500
Lapeer	39750	45450	51100	56800
Leelanau	37050	42300	47600	52900
Lenawee	43750	50000	56250	62500
Livingston	45100	51500	57950	64400
Macomb	39750	45450	51100	56800
Mackinac	29950	34250	38500	42800
Marquette	34350	39250	44150	49050
Menominee	29600	33850	38050	42300
Midland	36800	42050	47300	52550
Monroe	39400	45000	50650	56250
Muskegon	34800	39750	44750	49700
Oakland	39750	45450	51100	56800
Otsego	31250	35700	40200	44650
Ottawa	39850	45500	51200	56900
Saginaw	31250	35700	40200	44650
Shiawassee	32550	37200	41850	46500
St. Clair	39750	45450	51100	56800
St. Joseph	30400	34750	39100	43450
Tuscola	30700	35100	39450	43850
Van Buren	35200	40250	45250	50300
Washtenaw	45100	51500	57950	64400
Wayne	39750	45450	51100	56800
All other	29500	33700	37950	42150

Maximum Area Loan Limit Per County

Alcona	126000	Lake	134000
Alger	126000	Lapeer	153000
Allegan	145000	Leelanau	155000
Alpena	126000	Lenawee	164000
Antrim	134000	Livingston	193000
Arenac	126000	Luce	126000
Baraga	126000	Mackinac	122000
Barry	143000	Macomb	185000
Bay	136000	Manistee	136000
Benzie	136000	Marquette	147800
Berrien	147000	Mason	139000
Branch	144000	Mecosta	132000
Calhoun	147000	Menominee	126000
Cass	142000	Midland	136000
Charlevoix	134000	Missaukee	133000
Chebovgan	136000	Monroe	174000
Chippewa	142900	Montcalm	142000
Clare	126000	Montmorency	126000
Clinton	145000	Muskegon	138000
Crawford	126000	Newaygo	138000
Delta	147800	Oakland	193000
Dickinson	126000	Oceana	135000
Eaton	153000	Ogemaw	126000
Emmett	132000	Ontonagon	126000
Genesee	145000	Osceola	133000
Gladwin	126000	Oscoda	126000
Gogebic	126000	Otsego	128000
Grand Traverse	144000	Ottawa	162000
Gratiot	136000	Presque Isle	126000
Hillsdale	139000	Roscommon	126000
Houghton	126000	Saginaw	145000
Huron	136000	Sanilac	136000
Ingham	158000	Schoolcraft	126000
Ionia	145000	Shiawassee	145000
Iosco	126000	St. Clair	153000
Iron	126000	St. Joseph	138000
Isabella	136000	Tuscola	136000
Jackson	147000	Van Buren	143000
Kalamazoo	151000	Washtenaw	191000
Kalkaska	136000	Wayne	169000
Kent	145000	Wexford	137000
Keweenaw	126000		

USDA, Rural Development is an Equal Opportunity Lender, Provider, and Employer. Complaints of discrimination should be sent to: USDA, Office of Civil Rights, 1400 Independence Avenue SW, Washington DC 20250-9410

Revised 8/22/2011



UNITED STATES DEPARTMENT OF AGRICULTURE

502 DIRECT PROGRAM LOW INCOME SINGLE FAMILY HOUSING HOME OWNERSHIP LOANS



STATE ADMINISTRATIVE OFFICE

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

COM: (517) 324-5210 FAX: (517) 324-5225

TDD: (800) 649-3777 Toll Free: 1-888-771-6993

Toll Free: 1-800-944-8119

Rural Development online:

<http://www.rurdev.usda.gov/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 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.

Our low interest rate and extended loan term creates the 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. A 25% discount is given if repaid early and deductions are given for capital improvements.

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 adequate & 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 obligations.
- Other restrictions may apply.

Property Requirements:

The property must be in an eligible rural area. Log onto the website below for maps indicating eligible areas throughout Michigan:

www.rurdev.usda.gov/mi/mapsmain.htm

<http://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do>

Ineligible property guidelines include:

Income producing properties, commercial zoned properties, in-ground swimming pools, farm structures, lots cannot be subdivided, purchase price cannot exceed Area Loan Limit, must have access to its own water and waste utilities and be located on a publicly maintained road, other restrictions may apply. Please refer to Maximum Area Loan Limit Guideline located on the back of the pamphlet.

Where Can I apply?

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

[Caro Area Office](#) – (989) 673-7588, Ext. 4
1075 Cleaver Road, P.O. box 291, Caro, MI 48723
(Gatiot, 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, Oceana, Ottawa counties)

[Mason Area Office](#) – (517) 676-1808, Ext. 6
525 N. Okemos Street, Suite B, Mason, MI 48854
(Eaton, Ingham, Hillsdale, Jackson, Lenawee counties)

[PawPaw 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)