



USDA GUIDELINE SUMMARY MATRIX

As of June 15, 2010

ELIGIBLE PROPERTIES	SFRs, PUDs, Condos, properties must be non-farm properties. Eligible properties must be located in rural areas, as defined by local RHS office. These areas generally have populations less than 10,000 (20,000 if located outside an MSA) Site value must not exceed 30% of the total property value. Additionally, the property must have direct, all weather access to a street, road or driveway.		
MAXIMUM LTV/CLTV	Owner Occupied, Primary Residence, Purchase and Rate & Term only.		
	Guaranteed: 100% LTV maximum. Up to 102% is allowed when the Guarantee fees are financed. All recurring and non-recurring closing costs may be included.		
MAXIMUM LOAN AMOUNT	Guaranteed: \$417,000 (conforming loan limit)		
CREDIT	All borrowers must be screened using the CAIVRS system. Borrowers must have a 640 credit score with minimal delinquency, Non-traditional credit must be developed for borrowers who do not use credit.		
ELIGIBLE BORROWERS	<ul style="list-style-type: none"> • U.S. Citizens • Permanent Resident Aliens • Non-Permanent Resident Aliens 		
PROGRAM NAMES / TERMS	Conf 30 Rural Housing	30 Year Fixed Rate term Only	
UNDERWRITING METHOD	<u>Method</u> Manual GUS	<u>Eligible</u> Yes Yes	<u>Required Result</u> Approve Accept
QUALIFYING RATIOS & RESERVES	Min. Reserves None	Max. DTI 29% / 41% or as Approved by GUS	
INCOME LIMITS	To determine income and eligibility limits: http://eligibility.sc.egov.usda.gov Guaranteed: 115% of Area Median Income (AMI) - Low- to moderate-income Click on "Guaranteed" under "Income Limits" Income calculator: Click on "Single Family Housing" under "Income Eligibility" for income calculator.		
APPRAISAL / INSPECTIONS	One full appraisal is required (1004/1073) including 1004 MC; Both the sales comparison and cost approach must be developed to determine value. Appraisals are good for 90 days. Inspections are required for all transactions to ensure all health and safety issues are revealed and ensure that the borrowers are informed of the property condition. To determine property eligibility: http://eligibility.sc.egov.usda.gov Click on "Single Family Housing" under "Property Eligibility".		
DOCUMENTATION	Standard Full/ALT doc FNMA/FHLMC conventional loan documentation is required. Additional USDA/HUD disclosures are required. A completed and signed 4506-T is required for all borrowers on all loans.		
CLOSING COSTS	Gift funds allowed from non-household members only. A verifiable gift letter is required stating that no repayment is required.		
INTERESTED PARTY CONTRIBUTIONS	Guaranteed: 6% allowed towards recurring and non-recurring closing costs.		
GUARANTEE FEES	Guaranteed: The Guarantee fee is equal to 3.5% of the loan amount for purchases and 2.25% of the loan amount for refinances; it is required regardless of LTV.		
MORTGAGE INSURANCE	Private Mortgage Insurance is not required.		
BUYDOWNS	Guaranteed: Permanent interest rate buydowns are allowable; However, it can not be included in the loan unless the borrower is under 80% of Area Median Income. Temporary buydowns are allowable only when the seller or third party pays the cost.		
EDUCATION / COUNSELING	All borrowers and co-borrowers must participate in an approved homebuyer education program if required by the RHS office issuing the conditional commitment.		