

Are You Looking to Buy a Home?

Buy or build with **0% down** and **100% financing**

USDA Rural Development offers homebuyers in eligible rural areas two great home loan options:

Low and Very Low-Income Homebuyers

Direct Loans

- Offered directly by USDA
- 33-year fixed interest rate (typical term)
- Applicant's income must be below local low- or very low-income limits determined by USDA
- Payment assistance may be available
- Apply at your local USDA Rural Development office.

Moderate-Income Homebuyers

Guaranteed Loans

- Offered by lenders such as banks, and guaranteed by USDA
- 30-year fixed interest rate
- Applicant's income must be below local moderate-income limits determined by USDA
- Apply with a local USDA-approved lender

Check Your Eligibility:

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

Find a Guaranteed Lender:

<https://www.rd.usda.gov/sites/default/files/RDGRH-AllStatesList.pdf>

Assess Your Qualifications for a Direct Loan: <https://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do?pageAction=assessmentType>

Find Your Local Rural Development Office: <https://rd.usda.gov/page/state-offices>

Are You a Homeowner Needing Help?

Repair or refinance with **0% down** and **100% financing**

USDA Rural Development offers homeowners in eligible rural areas two great opportunities:

Home Repairs

- Offered directly by USDA for properties located in eligible rural areas
- Loans at 1% interest
- Grants available for those age 62 or older with no loan payment ability
- Applicant's income must be below local low- or very low-income limits determined by USDA
- Apply at your local USDA Rural Development office.

Refinancing

- Offered by lenders such as banks, and guaranteed by USDA
- Current financing must be a USDA Guaranteed or Direct Loan
- Household income must be below local moderate-income limits determined by USDA
- Apply with a local USDA-approved lender

Check Your Eligibility:

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

Find a Guaranteed Lender to Refinance:

<https://www.rd.usda.gov/sites/default/files/RDGRH-AllStatesList.pdf>

Assess Your Qualifications for Refinancing: <https://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do?pageAction=assessmentType>

Find Your Local Rural Development Office: <https://rd.usda.gov/page/state-offices>



United States Department of Agriculture

USDA RURAL DEVELOPMENT PRE-QUALIFICATION PROCESS

This is the first part of the loan process that we use to review unverified information to see if there is an opportunity for you to obtain a loan through our Rural Housing Service (RHS) program. This gives us a chance to:

- ❖ Explain our program
- ❖ Review your income, monthly debts and credit history to determine your eligibility.
- ❖ Calculate your estimated maximum loan amount and monthly loan payment

In order to start this process, you must complete the following:

1. Complete all items which apply to your household, on the "PRE-QUALIFICATION INFORMATION" sheet.
2. Sign the "AUTHORIZATION TO RELEASE INFORMATION" RD 3550-1 All household members 18 years of age and above must sign a separate form. (Signing this authorizes the release of information needed to process your request).
3. Please provide copies of proof of income for all household members. (e.g. Paystubs or Award Letters)

Please return to: **USDA Rural Development**
ATTN: RD
1 Ball Park Drive
McMechen, WV 26040

Email: Wendy.Pagot@usda.gov

The results of this preliminary review are not binding and can change when a complete application is filed and all information is *verified*. You may however request an application regardless of the preliminary results.

If you have questions or need assistance, please call (304) 238-5651 or email wendy.pagot@usda.gov

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, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all 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

USDA RURAL DEVELOPMENT PRE-QUALIFICATION

County where you wish to purchase in? _____

Applicant Full Name: _____

Social Security #: _____

Address: _____

Email: _____

Age: _____ DOB: _____

Married _____ Single _____ Divorced _____

Home Phone #: _____

Work #: _____

Cell #: _____

Current Employer: _____

Gross Monthly Income: _____ (Before Deductions)

\$ _____ per hour # of hours per week _____

Length of Employment Years/Months on Job: _____

Social Security/Disability: \$ _____

Co-Applicant Full Name: _____

Social Security #: _____

Address: _____

Email: _____

Age: _____ DOB: _____

Married _____ Single _____ Divorced _____

Home Phone #: _____

Work #: _____

Cell #: _____

Current Employer: _____

Gross Monthly Income: _____ (Before Deductions)

\$ _____ per hour # of hours per week _____

Length of Employment Years/Months on Job: _____

Social Security/Disability: \$ _____

**Complete this section if you or anyone in the household receives benefits from these sources:
(Please indicate who receives and if frequency is different than monthly):**

SNAP \$ _____ AFDC/TANF \$ _____ Alimony \$ _____ Checking \$ _____ Savings \$ _____

Child Support \$ _____ Foster Care \$ _____ Oil/Gas Royalties \$ _____ Other: \$ _____ (Specify Source)

List everyone that will live in the household, other than the applicant and co-applicant above. (Children and Other Adults)

Name _____	Age _____	SS/Disability or Income \$ _____	Full-time Student?	Y	N
Name _____	Age _____	SS/Disability or Income \$ _____	Full-time Student?	Y	N
Name _____	Age _____	SS/Disability or Income \$ _____	Full-time Student?	Y	N
Name _____	Age _____	SS/Disability or Income \$ _____	Full-time Student?	Y	N
Name _____	Age _____	SS/Disability or Income \$ _____	Full-time Student?	Y	N

DEBTS:

Monthly Payment

Balance Remaining

Rent Amount /How Long _____

Car/Truck payment

Car/Truck payment

Credit Card payments

Child Support payment

Child Care

Medical Bills (you are paying)

Debts other than utilities

Student Loans

"THIS IS NOT AN APPLICATION OR LOAN APPROVAL"

Return to: USDA, 1 Ball Park Drive, McMechen WV 26040