

Ready for Home Ownership?



Let USDA Nebraska Rural Development help you with a **Direct Loan**.

One step at a time!

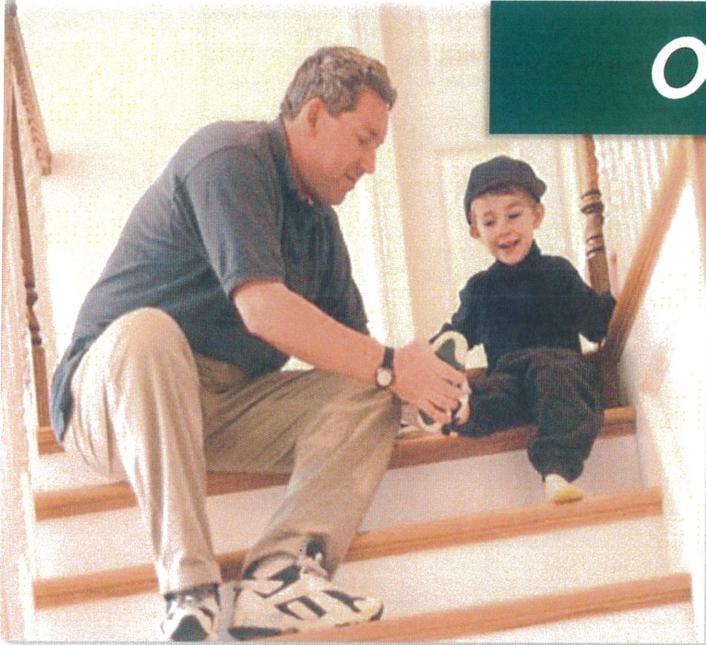
NO MONEY DOWN

100% financing available

- ⇒ Affordable 33 year fixed-rate financing
- ⇒ Subsidized interest rates as low as 1% to eligible applicants
- ⇒ Income guidelines apply (by county)—See reverse



Rural Development
U.S. DEPARTMENT OF AGRICULTURE

- 
- ⇒ Closing costs and repairs may be financed with home purchase
 - ⇒ May be used for existing home purchase or new home construction
 - ⇒ Mortgage limits \$285,000 (McPherson, Logan & Lincoln Counties= \$346,840)
 - ⇒ All communities in NE are eligible EXCEPT: Fremont, Grand island, Hastings, Kearney, Lincoln, North Platte, Omaha, & South Sioux/Dakota City

Contact Us Today for More Information

402-437-5551 Option 1.

If no answer, please leave a brief message with name and phone number.

The first available Housing Specialist will return your call.

Or e-mail: SM.RD.NE.SFHQST@usda.gov



Rural Development
U.S. DEPARTMENT OF AGRICULTURE

Nebraska- Income Limits
DIRECT 502 Program
Effective 05/12/21

COUNTY	1-4 Person	5-8 Person	Loan Limit
Adams	\$58,300	\$76,950	\$285,000
Boone	\$58,550	\$77,300	\$285,000
Box Butte	\$62,800	\$82,900	\$285,000
Buffalo	\$64,300	\$84,900	\$285,000
Cass	\$70,250	\$92,750	\$285,000
Cedar	\$62,000	\$81,850	\$285,000
Cheyenne	\$65,750	\$86,800	\$285,000
Clay	\$58,000	\$76,550	\$285,000
Cuming	\$58,650	\$77,400	\$285,000
Dakota	\$60,000	\$79,200	\$285,000
Dixon	\$60,000	\$79,200	\$285,000
Douglas	\$70,250	\$92,750	\$285,000
Fillmore	\$60,950	\$80,450	\$285,000
Gage	\$57,350	\$75,700	\$285,000
Garden	\$59,500	\$78,550	\$285,000
Gosper	\$67,750	\$89,450	\$285,000
Hamilton	\$64,800	\$85,550	\$285,000
Howard	\$59,100	\$78,000	\$285,000
Holt	\$59,300	\$78,300	\$285,000
Kearney	\$63,700	\$84,100	\$285,000
Lancaster	\$66,000	\$87,100	\$285,000
Lincoln	\$60,400	\$79,750	\$346,840
Logan	\$57,900	\$76,450	\$346,840
Madison	\$57,450	\$75,850	\$285,000
McPherson	\$59,750	\$78,850	\$346,840
Merrick	\$59,700	\$78,800	\$285,000
Nemaha	\$63,350	\$83,600	\$285,000
Otoe	\$60,150	\$79,400	\$285,000
Perkins	\$62,000	\$81,850	\$285,000
Phelps	\$61,850	\$81,650	\$285,000
Pierce	\$59,350	\$78,350	\$285,000
Platte	\$65,500	\$86,450	\$285,000
Polk	\$65,300	\$86,200	\$285,000
Sarpy	\$70,250	\$92,750	\$285,000
Saunders	\$66,950	\$88,350	\$285,000
Seward	\$69,050	\$91,150	\$285,000
Sherman	\$57,350	\$75,700	\$285,000
Stanton	\$61,700	\$81,450	\$285,000
Thomas	\$62,500	\$82,500	\$285,000
Valley	\$58,300	\$76,950	\$285,000
Washington	\$70,250	\$92,750	\$285,000
Wayne	\$63,600	\$83,950	\$285,000
York	\$60,900	\$80,400	\$285,000
All other counties	\$57,300	\$75,650	\$285,000

USDA is an equal opportunity provider, employer and lender.

Rural Home Loans (Direct Program)

What does this program do?

Also known as the Section 502 Direct Loan Program, this program helps low- and very-low-income applicants buy decent, safe, and sanitary housing in eligible rural areas by providing payment assistance to increase their applicant's repayment ability. Payment assistance is a type of subsidy that reduces the mortgage payment for a short time. The amount of assistance is determined by the adjusted family income.

Who can apply for this program?

A number of factors are considered when determining eligibility for Single Family Direct Home Loans. At a minimum, applicants must have an adjusted income that is at or below the applicable low-income limit for the area in which they wish to buy a house (an income limit map is available at this link: <https://go.usa.gov/xzcfb>). They must also demonstrate a willingness and ability to repay debt.

Applicants must:

- Be without decent, safe, and sanitary housing
- Be unable to obtain a loan from other resources on terms and conditions that can reasonably be expected to be met
- Agree to occupy the property as their principal residence
- Have the legal capacity to incur a loan obligation
- Meet citizenship or eligible noncitizen requirements
- Not be suspended or debarred from participation in federal programs

Properties financed with direct loan funds must:

- Be modest in size for the area
- Not have market value in excess of the applicable area loan limit
- Not be designed for income-producing activities

Borrowers are required to repay all or a portion of the payment subsidy received over the life of the loan when the title to the property transfers, or the borrower is no longer living in the dwelling.

Applicants must meet income eligibility for a direct loan. You can visit the USDA Income and Property Eligibility website (available at this link: <https://go.usa.gov/xzcdM>) for complete details. Or, contact your local Rural Development office (a map is available at this link: <https://www.rd.usda.gov/browse-state>) to learn more.

What is an eligible area?

Properties must be located in an eligible rural area. Visit the USDA Income and Property Eligibility website (available at this link: <https://go.usa.gov/xzcdM>) for details.

How can funds be used?

Loan funds can be used to help low-income people or households buy homes in rural areas. Funds can be used to build, repair, renovate, or relocate a home, or to purchase and prepare sites, including providing water and waste treatment equipment.

How much can I borrow?

The maximum loan amount an applicant qualifies for depends on their ability to repay a loan. Rural Development considers various factors, such as income, debts, assets, and the amount of payment assistance the applicant is eligible to receive. Regardless of repayment ability, applicants can never borrow more than the area loan limit (plus certain other costs eligible to be financed) in the county in which the property is located (information is available at this link: <https://go.usa.gov/xzcGB> - PDF)

What is the interest rate and payback period?

- The interest rate is fixed, and based on current market rates at loan approval or closing, whichever is lower.
- When modified by payment assistance, the monthly mortgage payment can be reduced to a low as an effective 1 percent interest rate.
- The payback period is 33 years (38 years for very-low-income applicants who can't afford a 33-year loan term).

How much down payment is required?

Down payments are not typically required, but applicants with assets higher than the asset limit can be required to use a portion of those assets.

Is there a deadline to apply?

Applications are accepted year-round through your local Rural Development office. A map is available at this link: <https://www.rd.usda.gov/browse-state>.

How long does an application take?

Processing times vary depending on funding availability and program demand in the area in which the applicant is interested in buying. Processing times also are dependent upon the completeness of the applicant's package.

What governs this program?

- The Housing Act of 1949 as amended; 7 CFR, Part 3550 (available at this link: <https://go.usa.gov/xzcvG>)
- HB-1-3550 - Direct Single Family Housing Program Field Office Handbook (available at this link: <https://go.usa.gov/xzcvM> - PDF)

Nebraska Single Family Housing

For General Program Questions, or to request an application:
SM.RD.NE.SFHQST@usda.gov
402-437-5551 Ext. 1 for SFH

Nebraska- Income Limits DIRECT 502 Program Effective 06/08/2022			
COUNTY	1-4 Person	5-8 Person	Loan Limit
Adams	\$64,400	\$85,000	\$336,500
Boone	\$64,150	\$84,700	\$336,500
Box Butte	\$64,700	\$85,400	\$336,500
Boyd	\$63,300	\$83,550	\$336,500
Buffalo	\$70,950	\$93,650	\$336,500
Butler	\$63,600	\$83,950	\$336,500
Cass	\$76,100	\$100,450	\$336,500
Cedar	\$67,050	\$88,500	\$336,500
Cheyenne	\$65,900	\$87,000	\$336,500
Clay	\$64,700	\$85,400	\$336,500
Cuming	\$65,050	\$85,850	\$336,500
Dakota	\$65,600	\$86,600	\$336,500
Dixon	\$65,600	\$86,600	\$336,500
Douglas	\$76,100	\$100,450	\$336,500
Fillmore	\$68,150	\$89,950	\$336,500
Gage	\$64,150	\$84,700	\$336,500
Gosper	\$71,900	\$94,900	\$336,500
Hamilton	\$69,050	\$91,150	\$336,500
Howard	\$65,750	\$86,800	\$336,500
Holt	\$65,100	\$85,950	\$336,500
Kearney	\$69,600	\$91,850	\$336,500
Lancaster	\$72,500	\$95,700	\$336,500
Lincoln	\$66,650	\$88,000	\$346,800
Logan	\$64,700	\$85,400	\$346,800
Loop	\$63,600	\$83,950	\$336,500
Madison	\$64,250	\$84,800	\$336,500
McPherson	\$64,700	\$85,400	\$346,800
Merrick	\$64,700	\$85,400	\$336,500
Nemaha	\$64,100	\$84,600	\$336,500
Otoe	\$67,300	\$88,850	\$336,500
Perkins	\$69,350	\$91,550	\$336,500
Phelps	\$68,250	\$90,100	\$336,500
Pierce	\$66,400	\$87,650	\$336,500
Platte	\$69,350	\$91,550	\$336,500
Polk	\$68,950	\$91,000	\$336,500
Sarpy	\$76,100	\$100,450	\$336,500
Saunders	\$74,400	\$98,200	\$336,500
Seward	\$77,200	\$101,900	\$336,500
Sherman	\$64,150	\$84,700	\$336,500
Stanton	\$68,950	\$91,000	\$336,500
Thomas	\$68,700	\$90,700	\$336,500
Valley	\$65,200	\$86,050	\$336,500
Washington	\$76,100	\$100,450	\$336,500
Wayne	\$66,400	\$87,650	\$336,500
York	\$67,050	\$88,500	\$336,500
All other counties	\$62,900	\$83,050	\$336,500

NOTE: Because citations and other information are subject to change, always consult the program instructions listed in the section above titled "What Governs This Program?" You can also contact your local office for assistance (a list is available at this link: <https://go.usa.gov/xzjP7>). You will find additional forms, resources, and program information at rd.usda.gov. *USDA is an equal opportunity provider, employer, and lender.*

