



# Section 502 Guaranteed Loans

For more information, contact:  
[www.rd.usda.gov/programs-services/single-family-housing-guaranteed-loan-program](http://www.rd.usda.gov/programs-services/single-family-housing-guaranteed-loan-program)  
Email: [sfhgld.program@usda.gov](mailto:sfhgld.program@usda.gov)

**Offering 100%, no-down-payment financing**, the Guaranteed Rural Housing Loan Program provides affordable financing options for lenders and applicants:

- **Flexible Underwriting** – consideration given to compensating factors including acceptable credit scores, job stability and low or no payment shock.
- **Properties must be located in eligible rural areas** (generally towns of 10,000 or less). For maps or to check a specific property, visit the eligibility website shown below.
- **Simplified two-tier income limits.**
- **Loan to Value (LTV) Ratio up to 101%** when the guarantee fee is financed in the loan.
- Loan can include closing costs and repairs with acceptable LTV Ratios.
- Rather than monthly mortgage insurance premiums, a **onetime 1% Guarantee Fee** is paid at closing and a **.35%** fee collected annually from the servicing lender.
- Applicant(s) need not be first time homebuyers.
- Lender processes application using lender’s forms. Typically, Rural Development requires only one additional form (RD 3555-21) signed by lender/applicant(s) in loan package.
- Maximum loan limits are determined by applicant’s repayment ability and LTV Ratios.
- Guaranteed Underwriting System (GUS) provides automated underwriting.
- Market rates are negotiated between lender and applicant(s). Lenders may charge reasonable and customary fees.
- Loans may be sold on the secondary Market. No limits on premium or rebate pricing.

County	1-4 person household	5-8 person household
Asotin	\$112,700	\$148,750
Benton, Franklin	\$118,450	\$156,400
Kitsap	\$137,650	\$181,700
Island	\$118,450	\$156,400
King, Snohomish	\$177,300	\$234,050
Clark, Skamania	\$135,700	\$179,150
Pierce	\$133,200	\$175,850
San Juan	\$118,450	\$156,400
Skagit	\$118,450	\$156,400
Thurston	\$129,600	\$171,100
Whatcom	\$121,400	\$160,250
<b>All other Counties</b> Adams, Chelan, Clallam, Columbia, Cowlitz, Douglas, Ferry, Garfield, Grant, Grays Harbor, Jefferson, Kittitas, Klickitat, Lewis, Lincoln, Mason, Okanogan, Pacific, Pend O’Reille, Spokane, Stevens, Wahkiakum, Walla Walla, Whitman, and Yakima	\$118,450	\$156,400

**Property & Applicant Eligibility:**  
<http://eligibility.sc.egov.usda.gov/eligibility/>

**HB-1-3555:**  
[https://www.rd.usda.gov/sites/default/files/hb-1-3555\\_0.pdf](https://www.rd.usda.gov/sites/default/files/hb-1-3555_0.pdf)

**List of Approved Lenders:**  
<https://www.rd.usda.gov/resources/lenders?state=WA>