

Guaranteed Rural Housing Loan Program



Committed to the Future of Rural Communities

Rural Development Guaranteed Loan Program Highlights

- **100% Financing**
- **One-time 2.0% Guarantee Fee**
(can be financed)
- **SFHGLP Annual Fee 0.40%**
(Single Family Household Guaranteed Loan Program Monthly Fee on outstanding balance)
- **Credit Scores 620 or above**
(Exceptions with compensating factors)
- **Bankruptcy three years out**
- **Income within county guidelines**
- **DTI 29%/41%**
- **No maximum loan amounts**
- **Loans based upon ability to repay**
- **Seller can pay closing costs**
(no limit)

The USDA Rural Development loan program helps rural communities and individuals by providing guaranteed home loans. Funding is available for single family, owner-occupied homes with favorable rates, 30-year fixed terms, and no down payment.

Loan amounts are limited only by the applicant's ability to repay and the property's appraised value. No minimum credit score is required, but compensating factors are utilized with scores under 620. Now deserving families have an unprecedented opportunity to become homeowners.

Loan approvals are fast and the USDA Rural Development review is completed in just two days. The USDA and Paramount Mortgage Company are committed to the future of rural communities. Find out more today by contacting your Paramount mortgage banker.



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Income Guidelines*:

St. Louis, MO-IL HUD Metro FMR Area	1- to 4-Person	5- to 8-Person
Income Guideline	\$80,950	\$106,850

* Income guidelines are effective 1/18/2012. \$480 can be deducted for each dependent, cost of childcare (for children under 12), and/or \$400 if the applicant is handicapped or 62 years of age or older.

www.rurdev.usda.gov/mo/

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This information is provided to you for informational purposes only and is not an advertisement to extend customer credit as defined by Section 226.2 Regulation Z. Contact Paramount Mortgage to learn more about its mortgage products and your eligibility for such products. Program rates, terms and conditions are subject to change at any time.



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