



Arthur J. Buhner

Senior Loan Officer

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## Rural Development Housing Loans and how they help you sell more homes and land?

Through the **Guaranteed Rural Housing Program** I can finance a 100% loan with no down payment. This program is an affordable solution for moderate to low income borrowers and their families.

- Qualification begins with the applicant's income.
- Eligible Properties: Purchase of Existing stick built homes and **NEW** Manufactured home construction.
- Can also purchase a property that needs repairs and roll those costs into the loan.
- Loan amount of up to 102% of the appraised value.
- Can finance closing cost and prepaids.
- No limit on seller contributions.
- No hold back
- No bids or consultant fees required
- Gifts and grants ok
- Non farm
- Applicant encouraged to attend 1<sup>st</sup> time Home Buyer class by not required

### Special note when structuring an offer:

- Repair costs must be spelled out on the purchase and sale agreement.
- TIP: Insufficient heat or insulation is a great repair item. Repairs must be completed before the close of the loan.
- Seller contributions toward closing costs are not limited and should be included on the purchase and sale agreement. No cash back to borrower.

### Clallam County Income Guidelines

	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
MOD. INC-GUAR. LOAN	49550	56600	63700	70750	76400	82050	87750	93400