

# USDA Home Loans

## Home Loans From the U.S. Department of Agriculture

### What is a USDA Home Loan?

When most people think of USDA they think of farms, cows, and meat inspectors. Few people know about USDA home loans. That's right, the US Department of Agriculture offers home loans!

### Highlights of Program

- No down payment
- No monthly mortgage insurance
- No cash reserves required
- 30 year fixed rate terms
- Government insured

### Who Qualifies?

To qualify you must...

- Have a satisfactory credit history.
- Prove that the total monthly mortgage payment will be less than 29% of your monthly income.
- Prove that long-term debts do not exceed 41% of your monthly income.
- Live in an eligible USDA area.
- Income restrictions apply.

## USDA Property Requirements



WITH a USDA home loan, you can purchase a new or an existing home that you intend to live in. It is available to help families buy a home with no down payment in designated rural areas.

While most homes qualify for this program, there are a few items you should be aware of to avoid surprises. They include the following:

- You must occupy the home. Rental properties are not allowed.
- The home may not be used for income producing purposes including revenue from farming or real estate rental.

## ***Mercy City Lehigh Family Credit Union Has Loans Designed With You in Mind!***

*"Where Members are our Family"*

*Contact our loan department today to set up an appointment, and get started on the road to reaching your goals.*

**We have very competitive rates, low closing costs and a quick turnaround.**

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**Contact us at: 641-422-7361**

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## NOW... Is the Time To Buy a House!

1. Interest rates are at historic lows.
2. Homes are selling at discounted prices because of an over-abundance of unsold homes on the market.



**Mercy-City-Lehigh  
Family Credit Union**

