



USDA Programs

USDA, also known as Rural Development, is the most popular program we offer. It offers many advantages to all applicants looking to purchase a home. It is mostly used by first time home buyers, but can be used by any person looking to purchase a home with specific restrictions towards owning more than one residential dwelling. Please see a Loan Officer for further details regarding eligibility.

USDA Purchase

- 100% loan to value.
- IF the home appraises for more than the purchase price, the closing costs can be included in the loan up to the amount of the appraised value.
- Low rates.
- Income limits apply based on County home resides in and is based on Household Income (applicants may still qualify for the loan without spouse or significant other, but Eligibility will be determined by household).
- Property must be in an eligible USDA area. USDA Areas are limited to populations of 10,000 or less.
- Income and Property Eligibility can be checked at: <http://eligibility.sc.egov.usda.gov/eligibility/>.
- USDA will review property upon completion of our underwriting.
- Monthly Mortgage Insurance applies for the life of the loan and declines over the term.
- USDA Upfront Funding Fee applies.

USDA Refinance

- Only allowed if the current mortgage is a USDA loan.
- Streamline Refi may be available—check with your Loan Officer.
- Low Rates.
- Up to 100% Loan to Value when refinancing mortgage debt only.