

**Explore Your  
Financing  
Options**



Committed to the Future of Rural Communities

**Wow!**

**NEED A HOME LOAN?**

**NO DOWNPAYMENT? --- NO PROBLEM!**

***USDA Guaranteed Rural Housing (GRH) Loan***



**Compare the Benefits:**

- ★ No Down Payment
- ★ No Mortgage Insurance
- ★ The MOST Affordable 30-year Fixed Rate Mortgage
- ★ 100% Financing
- ★ May Finance Closing Costs & Repairs up to appraised value
- ★ Funding Fee may be financed above appraised value
- ★ Non-Traditional Credit – OK  
Approval not based entirely on credit score
- ★ Flexible Qualifying Standards
- ★ No Purchase Price Limit
- ★ No Limits on Source or Amount of Contribution to Closing Costs
- ★ No Asset Requirements
- ★ Not Restricted to First-Time Home Buyers
- ★ Purchase Existing or New Construction

**GRH: LOWER Costs LESS \$\$\$ out-of-pocket at Closing**



Equal Housing Opportunity

**SEE REVERSE FOR MORE...**

*A Home of your own...  ...may be only a phone call away...*

**PAYMENT COMPARISON OF COMMON FIXED-RATE HOME LOAN PRODUCTS**

**\$105,000 Purchase Price – 5.25% Rate, Taxes/Ins = \$258/mo**

USDA GRH	LOAN AMOUNT CALCULATION	FHA
\$105,000.00	Sales price	\$105,000.00
\$ -	FHA 3.5% Down Payment	\$ 3,675.00
\$105,000.00	Base loan Amount	\$101,325.00
\$ -	FHA MIP Fin 2.25%	\$ 2,279.81
\$ 3,808.28	GRH Fee Fin 3.5%	\$ -
<b>\$108,808.29</b>	<b>Maximum Loan Amount</b>	<b>\$103,604.81</b>

USDA GRH	MONTHLY HOUSING EXPENSE 30 yr Fixed at 5.25%	FHA
\$ 600.84	Principal & Interest	\$ 572.11
\$ 134.00	Hazard Insurance (\$1608p/yr)	\$ 134.00
\$ 125.00	Property Taxes (\$1500 p/yr)	\$ 125.00
\$ -	PMI (.55%)	\$ 46.14
<b>\$ 859.84</b>	<b>Total Monthly Payment</b>	<b>\$ 877.25</b>

USDA GRH	CASH TO CLOSE (Est.)	FHA
\$ -	Down Payment	\$ 3,675.00
\$ 3,403.85	Closing Costs	\$ 3,390.32
\$ 2,105.05	Prepays	\$ 2,090.50
<b>\$ 5,508.90</b>	<b>Total Cash to close</b>	<b>\$ 9,155.82</b>

***The MOST affordable 30-year fixed rate mortgage available.  
Request GRH by name through your Local Lender.***

**Annual Adjusted Income Limits as of June 2, 2010**

<u>Family Size</u>	<u>1- 4 Persons</u>	<u>5 - 8 Persons</u>
All Kansas Counties except those listed below:	\$ 74,050	\$ 97,750
Douglas	\$ 79,950	\$105,550
Johnson, Leavenworth, Linn, Miami, Wyandotte	\$ 81,100	\$107,050

\* Add 8% of the 1-4 person limit for each person in excess of 8 persons.

***To learn more about the GRH Program, please contact:***

**Email: [Kansas-GRH@ks.usda.gov](mailto:Kansas-GRH@ks.usda.gov)**

**Website: [www.rurdev.usda.gov/ks](http://www.rurdev.usda.gov/ks)**

**GRH is #1 – Ask for it by name!**