

Occupancy	Transaction Type		Max LTV/CLTV/HCLTV		Minimum Credit Score	
Primary Residence Only	Purchase, Rate & Term		100% LTV Based on Appraised Value Plus up-front Guarantee Fee		640	
Helpful Links	HB-1-3555	Income Eligibility	Property Eligibility	Income Worksheet	Training	USDA FAQ
Guidelines						
Borrowers	All borrowers must have a valid Social Security number and at least one credit score.					
Closing Costs	All common and customary closing costs may be financed, except discount points, unless borrower is below RD low income limit and receives a Note rate below maximum legal rate.					
Credit	Housing History - 0x30x12 – Any late payments require a credit waiver					
	Significant Derogatory Credit - Chapter 7 must be discharged for 3- years, Chapter 13 in progress requires 12 month on time pay history and letter from trustee to enter into the mortgage transaction, Foreclosures and short sales must be completed 3-years ago.					
	Collections - Capacity analysis must be completed; if total of non-medical, non-charge off collection balances are \$2,000 or more, they must be paid off, in a repayment plan or use 5% of the balance when calculating DTI.					
	Judgments - Must be paid off, or in a repayment plan for at least 3 months prior to application.					
DPA's & MCC's	Down Payment Assistance programs and Mortgage Credit Certificates are not permitted.					
Gifts	100% gifting permitted. Donor may be applicant’s relative, employer or labor union, charitable organization or government agency/public entity that has a program to provide homeownership assistance to low- and moderate-income applicants.					
Guarantee Fees	Prior to 10/1/16: Annual fee of 50 bps (0.50%). On or after 10/1/2016: Annual fee of 35 bps (0.35%).					
	Prior to 10/1/16: Up-front Guarantee Fee of 2.75% for Purchases and Refinances. On or after 10/1/2016: 1%.					
Income	1040's & all schedules are required for all adult household members.					
	Primary Income - Two-year history is required.					
	Self-Employment - Two years of 1040s, P&L and balance sheet are required.					
	Alimony/Child Care - Proof of 3-years continuance required.					
	Part-time, Over-time, & Bonus - 24-month history required.					
	Disability Benefits - Benefits letter and 3-years continuance required, gross-up 25%.					
	Social Security - Award letter and 3-years continuance required, gross-up 25%.					
Maximum Income - Must use USDA Income Limits.						

Property Requirements	Eligible Areas - Property must be located in a RD eligible area.
	Other Real Estate Owned - No other real estate owned allowed.
	Property Type - Single family and RD eligible condo/PUD/Townhome.
	Termite Inspection - If required by RD, Appraiser, Inspector or State law, a pest inspection must be obtained to confirm property is free of termite infestation.
	Septic Inspection - Required and may be completed by FHA Appraiser.
	Non-Public Water - Non-Public Water sources include: Private, Shared and Community wells. Safe Drinking Water Test is required for non-public water sources and water must be tested by a state certified lab and meet local quality standards.
	Private wells - Individual water test is required. Shared wells - Water test required for the shared well, no more than 4 homes may be on a shared well, and a recorded shared well agreement is required. Community wells - Local water authority must provide most current water test and operating agreement.
Private Roads - Private road maintenance agreements are not required per HUD Handbook Guideline 4905.1.	
Ratios	29%/41% However, exceptions possible with compensating factors and RD approval.
Seller and Interested Party Contributions	6% limit on the amount of the seller's or other interested party contributions.
	Any lender credits through premium pricing are excluded from the 6% calculation.
Underwriting	Seller concessions may only be used towards discount points if the borrower is a low income borrower and the note rate is below the maximum legal note rate.
Vesting	ResMac follows GUS findings, however a full review of the borrower's credit profile will be completed. Borrowers with limited depth of credit or with layered risk characteristics must be reviewed for strong compensating factors and additional reserves may be required.
Vesting	ResMac will not lend on properties held in Life Estates, Non-Revocable Trusts, Guardianships, LLC's, Corporations or Partnerships.

Information in this matrix is a summary only and is not a complete representation of ResMac Lending Policies. Refer to USDA 1-3555 Handbook for detailed requirements. Information is accurate as of the date of publishing and is subject to change without notice. The guidelines outlined in this matrix apply to USDA loans submitted to GUS. In addition to applying these ResMac specific overlays, all loans submitted must comply with USDA guidelines. This document should not be relied upon or treated as legal advice.

