

GUARANTEE LOAN PROGRAM

A guaranteed loan secured by Rural Development is made by an approved mortgage lender to a borrower who is unable to fully qualify for a conventional loan, because of substantial down-payment requirements.

The guaranteed program authority provides Rural Development with another tool to serve low and moderate income applicants in eligible rural areas. Income limits are statutory.

The Guaranteed Housing Program may be used to buy new or existing homes and related facilities. Houses may be built on individual tracts or in subdivisions. All dwellings financed must provide decent, safe, and sanitary housing and be modest in size, design, and cost. Existing condominiums may qualify for financial assistance.

An applicant must:

- Have a satisfactory credit history.
- Have adequate and dependable income that conforms to established Agency limits and regulations.
- Possess the legal capacity to enter into a loan obligation.
- Qualify for loan eligibility with a debt to income ratio of 29 percent (PITI) and 41 percent (TD) respectively. Flexibility in ratios can be granted if a borrower meets qualifying factors.

Loan rates are negotiated between the applicant and lender. However, loan repayment terms cannot exceed 30 years.

The lender pays Rural Development a guarantee fee based on a percentage of the principal amount of the loan. In addition there is an annual renewal fee imposed by the Agency, which may be passed from the lender to the borrower.

The amount of the loan may not exceed the maximum dollar limits established by Investors. (Fannie Mae, Freddie Mac, HUD/FHA, VA, etc).

Rural Development allows loans of up to 100 percent of the market value of the dwelling plus the guarantee fee. The loan may include authorized closing costs based on the appraised value.

Approved lenders process loans to the point of approval and submit applicant information and the loan proposal to Rural Development. Rural Development will evaluate the application and respond to the lender within 48 hours.

NEW JERSEY ELIGIBLE AREAS

Atlantic County

All of:

Borough of Buena
Buena Vista Twp.
Corbin City
Egg Harbor City
Estelle Manor
Folsom Borough
Hamilton Twp.
Mullica Twp.
Port Republic City
Weymouth Twp.
Portions of:
Egg Harbor Twp.
Galloway Twp.

Burlington County

All of:

Bass River Twp.
Beverly Boro
Burlington City
Burlington Twp.
Delanco Twp.
Eastampton Twp.
Edgewater Park Twp
Fieldsboro
Florence Twp.
Hainesport Twp.
Lumberton Twp.
Mansfield Twp.
Medford Lakes
Medford Twp.
Mount Holly
North Hanover Twp.
New Hanover Twp.
Pemberton Borough
Pemberton Twp.
Riverside Twp.
Shamong Twp.
Springfield Twp.
Southampton Twp.
Tabernacle Twp.
Washington Twp.
Westampton Twp.
Woodland Twp.
Wrightstown
Portions of:
Bordentown Twp.
Delran Twp.
Chesterfield Twp.

Camden County

All of:

Chesilhurst
Waterford Twp.

Cape May County

Entire County except:

Wildwood City
West Wildwood
Wildwood Crest and contiguous portion of Lower Twp.
North Wildwood

Cumberland County

Entire County except:

Bridgeton
Millville
Vineland

Gloucester County

All of:

Clayton
E. Greenwich Twp.
Elk Twp.
Franklin Twp.
Greenwich Twp.
Harrison Twp.
Logan Twp.
Mantua Twp.
National Park
Newfield
Paulsboro
S. Harrison Twp.
Swedesboro
Woolwich Twp.
Portions of:
Monroe Twp.
West Deptford Twp.

Hunterdon County

Entire county eligible

Mercer County

All of:

E. Windsor Twp.
Hightstown
Hopewell Borough
Pennington
W. Windsor Twp.
Washington Twp.
Portions of:
Hopewell Twp.
Lawrence Twp.

Middlesex County

All of:

Cranbury Twp.
Helmetta
Jamesburg
Plainsboro Twp.
Spotswood

Monmouth County

All of:

Allentown
Englishtown
Farmingdale
Millstone Twp.
Roosevelt
Upper Freehold Twp.
Portions of:
Colts Neck Twp.
Holmdel Twp.
Wall Twp.

Morris County

All of:

Chester
Chester Twp.
Harding Twp.
Jefferson Twp.
Mendham
Mine Hill
Mt. Arlington Twp.
Mt. Olive Twp.
Netcong
Roxbury Twp.
Washington Twp.
Portions of:
Denville Twp.
Morris Twp.
Randolph Twp.
Rockaway Twp.
Wharton Twp.

Ocean County

All of:

Barnegat Twp.
Eagleswood Twp.
Lacey Twp.
Lakehurst Borough
Little Egg Harbor Twp.
Ocean Twp.
Plumsted Twp.
Stafford Twp.
Tuckerton Borough
Portions of:
Berkeley Township

Passaic County

West Milford Twp.

Salem County

Entire County eligible

Somerset County

All of:

Bernardsville Borough
Bedminster Twp.
Branchburg Twp.
Far Hills Borough
Millstone Borough
Montgomery Twp.
Peapack & Gladstone Borough
Rocky Hill Borough
Portions of:
Bernards Twp.

Sussex County

Entire county eligible

Warren County

Entire County except:

Phillipsburg

NO ELIGIBLE AREAS

All of:

Bergen County
Essex County
Hudson County
Union County

You may also identify eligible areas via the internet

<https://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do>

STATE-NEW JERSEY

GUARANTEED HOUSING PROGRAM INCOME LIMITS

---- ADJUSTED INCOME LIMITS ----

PROGRAM	1-4 PERSON	5-8 PERSON
RHS MOD. INC-GUAR. LOAN	114850	151600
RHS MOD. INC-GUAR. LOAN	97450	128650
RHS MOD. INC-GUAR. LOAN	118400	158350
RHS MOD. INC-GUAR. LOAN	132250	173250
RHS MOD. INC-GUAR. LOAN	118650	156600
RHS MOD. INC-GUAR. LOAN	114850	151600
RHS MOD. INC-GUAR. LOAN	114850	151600
RHS MOD. INC-GUAR. LOAN	98700	130300
RHS MOD. INC-GUAR. LOAN	111100	146650
RHS MOD. INC-GUAR. LOAN	114850	151600
RHS MOD. INC-GUAR. LOAN	97450	128650

Warren County
 Atlantic County
 Bergen-Passaic Counties
 Hudson County
 Middlesex-Somerset-Hunterdon Counties
 Monmouth-Ocean Counties
 Essex, Morris, Sussex, Union Counties
 Cape May County
 Burlington, Camden, Gloucester, Salem Counties
 Mercer County
 Cumberland County

* ADD 8% OF 1-4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 EXCEPT FOR MODERATE INCOME FAMILIES.
 ** MODERATE INCOME IS DEFINED AS THE GREATER OF 11% OF THE U.S. MEDIAN FAMILY INCOME OR THE

AVG OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

Revised 5/2021

WORKING WITH RURAL DEVELOPMENT

Please contact the Rural Development Area Offices for lenders participating in the GRH program. Some lenders operate as wholesale and/or retail divisions.

Lender Approval Process:

Please contact the National Office for national or multiple state approval:

USDA Rural Development Guaranteed Loan Division,
 Room 2250-S, 1400 Independence Ave., S.W.,
 Washington, DC 20250-0784, (202) 720-1452.

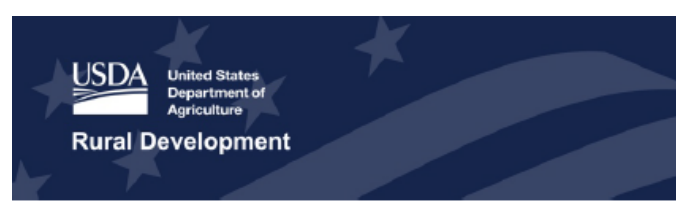
Lenders please submit:

- RD 3555-16, "Agreement for Participation in SFH Guaranteed Loan Program"
- Tax Identification number
- Verification of approval by Fannie Mae, Freddie Mac, FHA, VA, or HUD
- Names, titles, and responsibilities of principal loan officers. Contact person for SFHGLP guarantees; name, phone, email, and fax
- Outline of internal underwriting criteria for credit and repayment histories
- Quality control plan for monitoring loan production and servicing
- Agreement to use HUD approved forms such as those created by Fannie Mae, Freddie Mac, FHA, etc.

Centralized Mailboxes:

- Lender approval: sfhgld.compliance@usda.gov
- General Loan Scenario: sfhgld.program@usda.gov
- NJ File-Specific Questions: SFHGLPTWO@usda.gov
- Program Training: sfhgld.lenderpartner@usda.gov
- Loan Servicing: sfhgldpservicing@usda.gov
- Technical Issues: eAuthentication eAuthHelpDesk@ftc.usda.gov
- Technical Issues: GUS RD.HD@STL.USDA.GOV
- GUS User Agreements: rd.nfaoc.hsb@stl.usda.gov

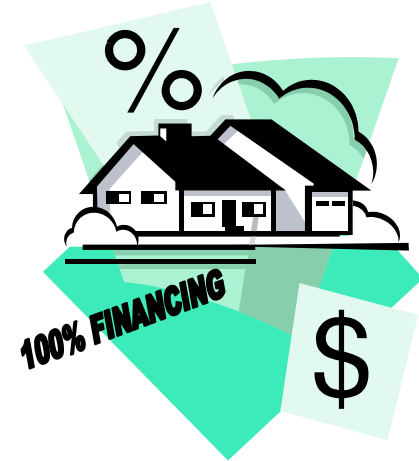
Contact the State Office for additional information on the Guaranteed Rural Housing Program.
 521 Fellowship Road, Suite 130
 Mt. Laurel, NJ 08054
 (856) 787-7700
 or visit the New Jersey Website:
<http://www.rd.usda.gov/nj>



NEW JERSEY



SINGLE FAMILY HOUSING GUARANTEED LOAN PROGRAM



"Together, America Prospers"

USDA is an equal opportunity provider, employer and Lender.

