

# Single Family Housing Programs Nebraska

## Home Purchase & Repair

Resources Available Online: [www.rd.usda.gov/ne](http://www.rd.usda.gov/ne)

### DIRECT Home Loan

Buy, build, repair, or rehabilitate homes in rural communities/areas.

**Applicants must:**

- Be under program income guidelines (see on reverse).
- Be without decent, safe, and sanitary housing.
- Be unable to obtain a loan from other sources at reasonable terms.
- Have sufficient income to make house, tax, and insurance payments plus all other living expenses. {33% PITI (Principal, Interest, Taxes & Insurance) / 41% TD (Total Debt)}
- Have credit history that indicates reasonable willingness to meet debt obligations.
- Possess legal ability to carry out the obligations of a mortgage loan.
- Meet citizenship or eligible non-citizen requirements.

**TERMS**

- **NO DOWNPAYMENT!**
- Loans may be made for up to **100% of appraised value**
- Typically, 33-year loan (some exceptions).
- Subsidized interest rates (as low as 1%) may be available based on income and household size.
- Maximum mortgage amount (between \$336,000-346,800) based on county to purchase in.
- For modest housing = square footage typically cannot exceed 2,000 square feet (some exceptions).

### GUARANTEED Home Loan

Purchase or construct new dwelling or purchase existing dwelling along with necessary repairs at time of purchase.

May also be used to refinance existing GRH or Direct loans.

**Applicants must:**

- Must have an adjusted annual household income that does not exceed program guidelines (see on reverse).
- Must have adequate and dependable income with repayment ability. {29% PITI / 41% TD – higher allowed in some circumstances}
- Must have credit history that indicates reasonable willingness to meet debt obligations.
- Must be unable to obtain conventional credit.
- Must have legal capacity to incur the loan obligation.
- Meet citizenship or eligible non-citizen requirements.

**TERMS**

- **NO DOWNPAYMENT!** A one-time upfront GRH Fee of 1% that can be financed above appraised value; Loan may be made for up to 101% of appraised value.
- Loans are made by "Approved Lenders". You may find this list online at: <http://www.rd.usda.gov/ne> Click-"Guaranteed Loan Program"
- Fixed interest rate, 30 year loan.
- An annual fee of .35% of the average unpaid principal balance will apply which is similar to mortgage insurance, but at a much lesser rate.

### Home REPAIR Loans & Grants

Loans to income eligible homeowners to repair, improve, or modernize their homes. Grants or Loan/Grant combinations MAY be available for elderly (62 or older) who meet established income/debt formulas.

Grants can only be utilized to remove health and safety hazards.

**Applicants must:**

- Be the homeowner AND occupy the home.
- Be unable to obtain affordable credit elsewhere or by utilizing personal resources.
- Be under program income guidelines (see on reverse).
- Have a favorable credit history.
- Possess legal ability to incur a loan obligation.
- Have adequate repayment ability for a LOAN.
- Be 62 or older and unable to repay a loan for GRANTS (subject to eligibility formulas).
- Meet citizenship or eligible non-citizen requirements.

**TERMS**

- Interest rate for loans is 1%.
- Loan will be amortized for up to 20 year term and will be based on the applicant's repayment ability.
- Full title service and mortgage on the property is required on loans exceeding \$7,500.
- Grants are subject to a 3 year "Grant Agreement".
- Maximum **outstanding** loan amount is \$40,000. Maximum **lifetime** grant amount is \$10,000. Loans and grants can be combined if eligible.
- Applicants must submit evidence of ownership of property to be improved.

**DIRECT Purchase Program - Income Limits**

Nebraska- Income Limits <b>DIRECT 502 Program</b> Effective 06/08/2022			
COUNTY	1-4 Person	5-8 Person	Loan Limit
Adams	\$64,400	\$85,000	\$336,500
Boone	\$64,150	\$84,700	\$336,500
Box Butte	\$64,700	\$85,400	\$336,500
Boyd	\$63,300	\$83,550	\$336,500
Buffalo	\$70,950	\$93,650	\$336,500
Butler	\$63,600	\$83,950	\$336,500
Cass	\$76,100	\$100,450	\$336,500
Cedar	\$67,050	\$88,500	\$336,500
Cheyenne	\$65,900	\$87,000	\$336,500
Clay	\$64,700	\$85,400	\$336,500
Cuming	\$65,050	\$85,850	\$336,500
Dakota	\$65,600	\$86,600	\$336,500
Dixon	\$65,600	\$86,600	\$336,500
Douglas	\$76,100	\$100,450	\$336,500
Fillmore	\$68,150	\$89,950	\$336,500
Gage	\$64,150	\$84,700	\$336,500
Gosper	\$71,900	\$94,900	\$336,500
Hamilton	\$69,050	\$91,150	\$336,500
Howard	\$65,750	\$86,800	\$336,500
Holt	\$65,100	\$85,950	\$336,500
Kearney	\$69,600	\$91,850	\$336,500
Lancaster	\$72,500	\$95,700	\$336,500
Lincoln	\$66,650	\$88,000	\$346,800
Logan	\$64,700	\$85,400	\$346,800
Loop	\$63,600	\$83,950	\$336,500
Madison	\$64,250	\$84,800	\$336,500
McPherson	\$64,700	\$85,400	\$346,800
Merrick	\$64,700	\$85,400	\$336,500
Nemaha	\$64,100	\$84,600	\$336,500
Otoe	\$67,300	\$88,850	\$336,500
Perkins	\$69,350	\$91,550	\$336,500
Phelps	\$68,250	\$90,100	\$336,500
Pierce	\$66,400	\$87,650	\$336,500
Platte	\$69,350	\$91,550	\$336,500
Polk	\$68,950	\$91,000	\$336,500
Sarpy	\$76,100	\$100,450	\$336,500
Saunders	\$74,400	\$98,200	\$336,500
Seward	\$77,200	\$101,900	\$336,500
Sherman	\$64,150	\$84,700	\$336,500
Stanton	\$68,950	\$91,000	\$336,500
Thomas	\$68,700	\$90,700	\$336,500
Valley	\$65,200	\$86,050	\$336,500
Washington	\$76,100	\$100,450	\$336,500
Wayne	\$66,400	\$87,650	\$336,500
York	\$67,050	\$88,500	\$336,500
All other counties	\$62,900	\$83,050	\$336,500

USDA is an equal opportunity provider, employer and lender.

**GUARANTEED Purchase Program - Income Limits**

Nebraska- Income Limits - <b>GRH Program</b> Effective 06/08/2022		
COUNTY	1-4 Person	5-8 Person
Cass	\$109,400	\$144,400
Douglas	\$109,400	\$144,400
Lancaster	\$104,200	\$137,550
Sarpy	\$109,400	\$144,400
Saunders	\$106,950	\$141,150
Seward	\$111,000	\$146,500
Washington	\$109,400	\$144,400
All other counties	\$103,500	\$136,600

No Mortgage Limits

**REPAIR Program - Income Limits**

Nebraska- Income Limits - <b>DIRECT 504 Program</b> Effective 06/08/22		
COUNTY	1-4 Person	5-8 Person
Adams	\$40,250	\$53,150
Boone	\$40,100	\$52,950
Box Butte	\$40,450	\$53,400
Boyd	\$39,550	\$52,250
Buffalo	\$44,350	\$58,550
Butler	\$39,750	\$52,500
Cass	\$47,550	\$62,800
Cedar	\$41,900	\$55,350
Cheyenne	\$41,200	\$54,400
Clay	\$40,450	\$53,400
Cuming	\$40,650	\$53,700
Dakota	\$41,000	\$54,150
Dixon	\$41,000	\$54,150
Douglas	\$47,550	\$62,800
Fillmore	\$42,600	\$56,250
Gage	\$40,100	\$52,950
Gosper	\$44,950	\$59,350
Hamilton	\$43,150	\$57,000
Howard	\$41,100	\$54,300
Holt	\$40,700	\$53,750
Kearney	\$43,500	\$57,450
Lancaster	\$45,300	\$59,800
Lincoln	\$41,650	\$55,000
Logan	\$40,450	\$53,400
Loop	\$39,750	\$52,500
Madison	\$40,150	\$53,000
McPherson	\$40,450	\$53,400
Merrick	\$40,450	\$53,400
Nemaha	\$40,050	\$52,900
Otoe	\$42,050	\$55,550
Perkins	\$43,350	\$57,250
Phelps	\$42,650	\$56,300
Pierce	\$41,500	\$54,800
Platte	\$43,350	\$57,250
Polk	\$43,100	\$56,900
Sarpy	\$47,550	\$62,800
Saunders	\$46,500	\$61,400
Seward	\$48,250	\$63,700
Sherman	\$40,100	\$52,950
Stanton	\$43,100	\$56,900
Thomas	\$42,950	\$56,700
Valley	\$40,750	\$53,800
Washington	\$47,550	\$62,800
Wayne	\$41,500	\$54,800
York	\$41,900	\$55,350
All other counties	\$39,300	\$51,900

**NEBRASKA Single Family Housing Team**  
**Contact Us:**

[SM.RD.NE.SFHQST@usda.gov](mailto:SM.RD.NE.SFHQST@usda.gov)  
or  
402-437-5551 Option 1 for SFH

For the **GUARANTEED** Home Purchase Loan Applicants may directly contact the approved lender of their choice.

For a list of approved lenders, visit:  
[www.rd.usda.gov/ne](http://www.rd.usda.gov/ne)  
"Single Family Housing Guaranteed Loan Program"

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