



DIRECT PROGRAM SUMMARY

LOAN AMOUNT, FEES, TERMS*

Maximum Loan Amount	<ul style="list-style-type: none"> • 100% of Appraised Value • Cannot exceed Area Loan Limit—all counties are at \$220,532 or higher • Limited by applicant's repayment ability
Loan Term	<ul style="list-style-type: none"> • 33 years; some applicants may qualify for 38 years • 30 years for manufactured homes
Interest Rate	<ul style="list-style-type: none"> • Fixed interest rate at closing. Rate can change monthly. As of Jan. 1, 2017, 3.25% • Payment assistance can reduce actual interest rate to as low as 1%

APPLICANT GUIDELINES*

Credit	<ul style="list-style-type: none"> • No minimum credit score required by Rural Development. • All applicants must have at least 2 historical trade lines to validate the credit score. • Non-traditional credit is allowed for applicants with less than two scores. <ul style="list-style-type: none"> – 3 sources are required (utilities, rent, insurance, etc.) • Some instances of unacceptable credit <ul style="list-style-type: none"> – Late payments – Collections – Judgements – Bankruptcy w/in past 3 years • Credit waivers are possible
Ratios	<ul style="list-style-type: none"> • 29% PITI / 41% TDR for very low applicants • 33% PITI / 41% TDR for low income applicants
Employment	<ul style="list-style-type: none"> • No minimum history requirement. Income must be considered stable and dependable.

PROPERTY GUIDELINES*

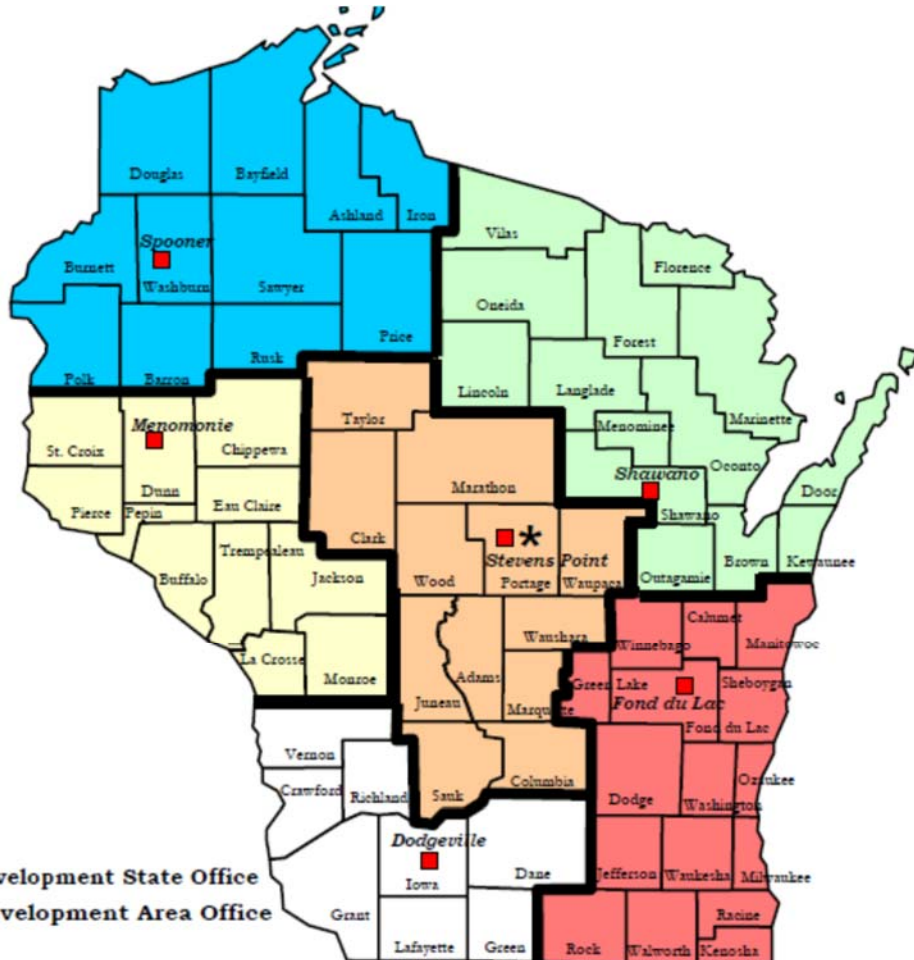
Property	<ul style="list-style-type: none"> • Must be decent, safe and sanitary—necessary repairs can be financed up to appraised value • Must be modest <ul style="list-style-type: none"> – Limitation on acreage financed – Sq ft of living area 2,000 or less – No income producing property • Safe water test required for private wells • Well and/or septic inspection required for private systems • Home inspection required
Condos	<ul style="list-style-type: none"> • Typically, project must be approved by Fannie, Freddie, VA, or HUD
Manufactured Homes	<ul style="list-style-type: none"> • Must be new and purchased from an approved dealer/contractor

* Refer to the following resources for additional program requirements.

HB-1-3550	http://www.rd.usda.gov/publications/regulations-guidelines/handbooks
Income & Property Eligibility	http://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do
WI RD Direct Staff	715-345-7611 or SFHapplication@wi.usda.gov www.rd.usda.gov/wi



Office Locations



★ Rural Development State Office
 ■ Rural Development Area Office

Area 1

Carol Wetuski, Area Director

○ Dodgeville Area Office
 1124 Professional Drive, Suite 100
 Dodgeville, WI 53533
 Phone: 608-935-2791
 Fax: 855-715-8479
 E-mail: RD.Dodgeville@wi.usda.gov

Area 2

Brian Hudson, Area Director

● Shawano Area Office
 603 B Lakeland Road
 Shawano, WI 54166
 Phone: 715-524-8522
 Fax: 866-296-9296
 E-mail: RD.Shawano@wi.usda.gov

Area 3

Brian Hudson, Area Director

● Fond du Lac Area Office
 W6529 Forest Avenue
 Fond du Lac, WI 54937
 Phone: 920-907-2976
 Fax: 855-715-8480
 E-mail: RD.FondduLac@wi.usda.gov

Area 4

Diane Berger, Area Director

● Menomonie Area Office
 390 Red Cedar Street, Suite G
 Menomonie, WI 54751
 Phone: 715-232-2614
 Fax: 855-715-8491
 E-mail: RD.Menomonie@wi.usda.gov

Area 5

Carol Wetuski, Area Director

● Stevens Point Area Office
 5417 Clem's Way
 Stevens Point, WI 54482
 Phone: 715-345-7601
 Fax: 855-715-8494
 E-mail: RD.StevensPoint@wi.usda.gov

Area 6

Diane Berger, Area Director

● Spooner Area Office
 800 North Front Street
 Spooner, WI 54801
 Phone: 715-635-8228
 Fax: 855-715-8493
 E-mail: RD.Spooner@wi.usda.gov

State Office

★ 5417 Clem's Way
 Stevens Point, WI 54482
 Phone: 715-345-7600

Single Family Housing Programs

Dave Schwobe, Program Director
 Phone: 715-345-7611
 Fax: 855-715-8496
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Multi-Family Housing Programs

Donna Huebner, Program Director
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Administrative Programs

Michelle Wallace, Program Director
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Community Programs

Brian Deaner, Program Director
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Business & Cooperative Programs

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