

## **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:**

Ocean City  
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.  
Princeton 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.  
Kinnelon Borough  
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:**

Barneget Twp.  
Eagleswood Twp.  
Lacey Twp.  
Lakehurst Borough  
Little Egg Harbor Twp.  
Long Beach Island Communities  
Ocean Twp.  
Plumsted Twp.  
Stafford Twp.  
Tuckerton Borough

### **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  
<http://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do>

# NEW JERSEY GUARANTEED HOUSING PROGRAM INCOME LIMITS

## NEW JERSEY PMSA

Allentown-Bethlehem-Easton, PA-NJ MSA (Warren County)  
 Atlantic City – Hammonton (Atlantic County)  
 Bergen-Passaic  
 Jersey City (Hudson)  
 Middlesex-Somerset-Hunterdon  
 Monmouth-Ocean  
 Newark (Essex, Morris, Sussex, Union,)  
 Ocean City (Cape May County)  
 Philadelphia, PA-NJ (Burlington, Camden, Gloucester, Salem)  
 Trenton-Ewing (Mercer)  
 Vineland-Millville-Bridgeton (Cumberland)

(ADJUSTED INCOME LIMITS)

1-4 Person	5 - 8 Person
97750	129050
91550	120850
101550	134050
101800	134400
110850	146300
99500	131350
97750	129050
91550	120850
95650	126250
97750	129050
91550	120850

\* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS EXCEPT FOR MODERATE INCOME FAMILIES  
 \*\*MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR THE AVERAGE  
 OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

View Income Limits and Determine Eligibility ONLINE: <http://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do>

05/2017

## 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.

## NJ has Centralized Mailboxes:

Submissions: [nj.originations@nj.usda.gov](mailto:nj.originations@nj.usda.gov)

LNG Request: [nj.closings@nj.usda.gov](mailto:nj.closings@nj.usda.gov)

### Rural Development Area Offices

Hackettstown Area Office (908) 825-2576	Bergen ,Essex, Hudson, Hunterdon, Morris, Passaic, Somerset, Sussex, Union, Warren
Columbus Area Office (609) 267-1639	Burlington, Mercer, Middlesex, Ocean and Monmouth
Vineland Area Office (856) 285-7679	Atlantic, Cape May, Cumberland
Woodstown Area Office (856) 769-1126	Camden, Gloucester, Salem

Contact the State Office for additional information on the  
 Guaranteed Rural Housing Program.

8000 Midlantic Dr. STE 50S

Mt. Laurel, NJ 08054

(856) 787-7700

or visit the New Jersey Website:

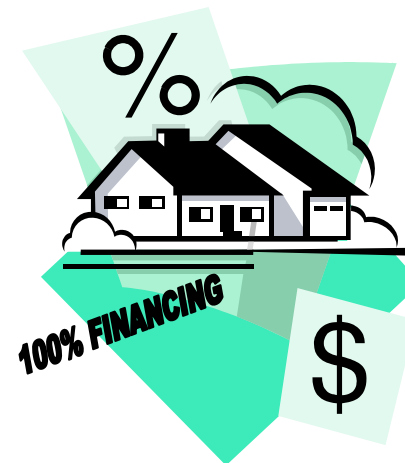
<http://www.rd.usda.gov/nj>



## NEW JERSEY



## SINGLE FAMILY HOUSING GUARANTEED LOAN PROGRAM



**"COMMITTED TO THE FUTURE  
OF RURAL COMMUNITIES"**

USDA is an equal opportunity provider, employer and Lender.

