
Contacts: Pam Ritchey – Kathy Neubauer

SINGLE FAMILY HOUSING DIRECT

Advantages:
- No down payment
- No Mortgage Insurance
- Can loan up to appraised value
- Payment Assistance available if eligible

Eligibility:
- Steady and dependable income
- Must show repayment: PITI -29% or less, TD-41% or less
- Acceptable Credit History
- Adjusted family income must fall below the low income limit*
- Must not own a dwelling

LOAN TERM:
- 33 year (possible 38 year) @ fixed interest rate

PURPOSE:
- Purchase new or existing homes in Rural Area
- Purchase and rehabilitation of existing home
- Purchase and set up new manufactured home from approved dealer
- Home must be in good repair
- Land value cannot exceed 30% of appraised value
- Loan cannot be for non-housing related buildings
- Living area for home should not exceed 1800 square feet

INCOME LIMITS: * Adjusted low income limits based on family size

<table>
<thead>
<tr>
<th></th>
<th>1 person</th>
<th>2 persons</th>
<th>3 persons</th>
<th>4 persons</th>
<th>5 persons</th>
<th>6 persons</th>
<th>7 persons</th>
<th>8 persons</th>
</tr>
</thead>
<tbody>
<tr>
<td>Larimer</td>
<td>$43,500</td>
<td>$49,700</td>
<td>$55,950</td>
<td>$62,150</td>
<td>$67,100</td>
<td>$72,100</td>
<td>$77,050</td>
<td>$82,050</td>
</tr>
<tr>
<td>Weld</td>
<td>$38,300</td>
<td>$43,750</td>
<td>$49,250</td>
<td>$54,700</td>
<td>$59,100</td>
<td>$63,450</td>
<td>$67,850</td>
<td>$72,200</td>
</tr>
<tr>
<td>Boulder/Elbert</td>
<td>$45,500</td>
<td>$52,000</td>
<td>$58,500</td>
<td>$65,000</td>
<td>$70,200</td>
<td>$75,400</td>
<td>$80,600</td>
<td>$85,800</td>
</tr>
<tr>
<td>Adams, Arapahoe, Douglas, Jefferson</td>
<td>$44,400</td>
<td>$50,750</td>
<td>$57,100</td>
<td>$63,450</td>
<td>$68,550</td>
<td>$73,600</td>
<td>$78,700</td>
<td>$83,750</td>
</tr>
<tr>
<td>Kit Carson, Lincoln, Logan, Morgan, Phillips, Sedgwick, Washington, Yuma</td>
<td>$34,150</td>
<td>$39,050</td>
<td>$43,900</td>
<td>$48,800</td>
<td>$52,700</td>
<td>$56,600</td>
<td>$60,500</td>
<td>$64,400</td>
</tr>
<tr>
<td>Cheyenne</td>
<td>$34,800</td>
<td>$39,750</td>
<td>$44,750</td>
<td>$49,700</td>
<td>$53,700</td>
<td>$57,650</td>
<td>$61,650</td>
<td>$65,600</td>
</tr>
</tbody>
</table>

- Gross annual family income minus $480 per dependent child under 18 years old and living in the home, or a full time college student.
- Childcare expenses for children under 12, if both parents are working.
- $400 one time deduction if applicant/co-applicant is over 62 years old.
- $400 one time deduction if applicant/co-applicant is handicapped.