

## USDA Mortgages

USDA mortgages are insured by the United States department of Agriculture. This type of loan was developed to help low to moderate income families' buy homes in what are considered rural areas. The definition of "rural" area may not be what you think. A large portion of the greater Jacksonville area is considered rural. These areas include but are not limited to: South of Fleming Island, Middleburg, St. Johns County, parts north of the city of Jacksonville, St. Augustine, Flagler and areas south.

There are 2 main components to a USDA loan that must be met in order to qualify:

- 1) Earnings from a 1-4 family household cannot be more than \$73,600- \$74,900.00 combined total income. Depending on the county that you will be purchasing in, this will dictate the actual total income restriction listed above. See link below for information.
- 2) A borrower must be purchasing a loan in a rural area per the USDA site. See link below.

**Pros: NO DOWNPAYMENT REQUIRED! The seller of the home can pay up to 6% of closing costs toward the transaction.**

**Cons: Income and property restrictions are required.**

Click on the link below to be redirected to the USDA website. Here you can search properties, read loan guidelines and be better informed to see if a USDA insured loan is right for you.

<http://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do?NavKey=home@1>