

Program Summary Home Repair Loans & Grants

LOAN AMOUNT, FEES, TERMS, PURPOSES	
Maximum Amounts	<ul style="list-style-type: none"> • \$20,000—maximum amount of outstanding loan balance at any time • \$7,500—maximum amount of lifetime grant assistance • Both loans and grants are limited by applicant's repayment ability • Loan and grant combinations are encouraged
Terms	<ul style="list-style-type: none"> • 20 year term for loans • Grants do not have to be repaid unless property is sold within 3 years of grant approval
Interest Rate	<ul style="list-style-type: none"> • Loans—1% fixed interest at closing • No interest charged on grants
Purposes	<ul style="list-style-type: none"> • Grants must be used to remove health and safety hazards • Loan funds can be used to repair, improve or modernize borrower's residence

APPLICANT GUIDELINES*	
Credit	<ul style="list-style-type: none"> • For grants, credit is not evaluated, however, applicant is ineligible if they have an outstanding judgment in US federal court (except tax court) • No minimum credit score required by Rural Development • Non-traditional credit is allowed for applicants with less than two scores <ul style="list-style-type: none"> – 2 sources are required (utilities, 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
Age Requirement	<ul style="list-style-type: none"> • For grants, applicant must be 62 years of age or older • For loans, applicant must be 18 years of age or older
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 in a rural area; typically, less than 20,000 population • Must be owned and occupied by applicant • Must be modest <ul style="list-style-type: none"> – Area Loan Limits apply (all counties are at \$251,862 or higher) – No income producing property

* 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



Wisconsin

Home Repair Program Income Limits

County	1-4 Person Household	5-8 Person Household
Brown	\$40,900	\$54,000
Calumet	\$41,900	\$55,350
Chippewa	\$36,650	\$48,400
Columbia	\$39,150	\$51,700
Dane	\$50,200	\$66,300
Dodge	\$37,350	\$49,350
Door	\$35,800	\$47,300
Douglas	\$36,200	\$47,800
Dunn	\$34,550	\$45,650
Eau Claire	\$36,650	\$48,400
Fond du Lac	\$37,650	\$49,700
Green	\$38,450	\$50,800
Iowa	\$37,300	\$49,250
Jefferson	\$38,650	\$51,050
Kenosha	\$40,800	\$53,900
Kewaunee	\$40,900	\$54,000
La Crosse	\$39,300	\$51,900
Marathon	\$36,600	\$48,350
Manitowoc	\$34,450	\$45,500
Monroe	\$34,600	\$45,700
Oconto	\$34,600	\$45,700
Outagamie	\$41,900	\$55,350
Ozaukee	\$41,150	\$54,350
Pepin	\$34,800	\$45,950
Pierce	\$50,000	\$66,000
Portage	\$38,300	\$50,600
Racine	\$37,500	\$49,500
Rock	\$34,200	\$45,150
Sauk	\$35,250	\$46,550
Sheboygan	\$38,450	\$50,800
Trempealeau	\$35,150	\$46,400
St. Croix	\$50,000	\$66,000
Walworth	\$39,150	\$51,700
Washington	\$41,150	\$54,350
Waupaca	\$34,250	\$45,250
Waukesha	\$41,150	\$54,350
Wood	\$35,300	\$46,600
Winnebago	\$39,100	\$51,650
All Other Counties*	\$34,200	\$45,150

*Milwaukee County Is Ineligible For Rural Development Homeownership Programs