

At every stage of your life

USDA LOANS

No money down
mortgages for rural
and suburban homebuyers!

HOW USDA-ISSUED HOME LOANS WORK

A USDA home loan is a zero down payment mortgage for rural and suburban homebuyers. Issued through United States Department of Agriculture.

There are three USDA home loan programs:

- Loan guarantees: The USDA guarantees a mortgage, similar to an FHA or VA-backed loan. This lets you get a low interest rate, even without a down payment.
- Direct loans: These mortgages are for low- and very low-income applicants.
- Home improvement loans and grants: These loans permit homeowners to repair or upgrade their homes.

The USDA issues mortgages to applicants deemed to have the greatest need. That means an individual or family that:

- Is without "decent, safe and sanitary housing"
- Is unable to secure a home loan from a traditional lender
- Their adjusted income is at or below the low-income limit for the area where they reside

The program generally issues direct loans for homes of 1,800 square feet or less, with a market value below the area loan limit. This will vary depending on where you live. Loan amounts can range from \$100,000 to greater than \$500,000 depending on the real estate values in the particular area.

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Columbus Capital Lending's mission is to strengthen America's social fabric through sustainable homeownership.

Columbus Capital Lending, LLC is an Equal Housing Lender.

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