



## Section 502 Guaranteed Loans

For more information, contact the Washington State office, by phone: 360-704-7777 or Email: [wa-grh@wa.usda.gov](mailto:wa-grh@wa.usda.gov)

**Offering 100%, no-down-payment financing**, the Guaranteed Rural Housing Loan Program provides affordable financing options for lenders and applicants:

- **Flexible Underwriting** – consideration given to compensating factors including acceptable credit scores, job stability and low or no payment shock.
- **Properties must be located in eligible rural areas** (generally towns of 10,000 or less). For maps or to check a specific property, visit the eligibility website shown below.
- Simplified **two-tier income limits**.
- **Loan to Value (LTV) Ratio up to 102%** when the guarantee fee is financed in the loan.
- Loan can include closing costs and repairs with acceptable LTV Ratios.
- Rather than monthly mortgage insurance premiums, a **onetime 2% Guarantee Fee** is paid at closing and a .5% fee collected annually from the servicing lender.
- Applicant(s) need not be first time home buyers.
- Lender processes application using lender’s forms. Typically, Rural Development requires only one additional form (RD 3555-21) signed by lender/applicant(s) in loan package.
- Maximum loan limits are determined by applicant’s repayment ability and LTV Ratios.
- Guaranteed Underwriting System (GUS) provides automated underwriting.
- Market rates are negotiated between lender and applicant(s). Lenders may charge reasonable and customary fees.
- Loans may be sold on the secondary Market. No limits on premium or rebate pricing.

County	1-4 person household	5-8 person household
Benton, Franklin	\$80,850	\$106,700
Kitsap	\$86,950	\$114,750
Garfield	\$75,750	\$100,000
Island	\$89,550	\$118,200
King, Snohomish	\$94,600	\$124,850
Kittitas	\$75,700	\$99,900
Clark, Skamania	\$84,550	\$111,600
Pierce	\$82,450	\$108,850
San Juan	\$78,050	\$103,050
Skagit	\$78,400	\$103,500
Thurston	\$88,900	\$117,350
Whatcom	\$80,300	\$106,000
Whitman	\$77,750	\$102,650
<b>All other Counties</b> Adams, Asotin, Chelan, Clallam, Columbia, Cowlitz, Douglas, Ferry, Grant, Grays Harbor, Jefferson, Klickitat, Lewis, Lincoln, Mason, Okanogan, Pacific, Pend O’Reille, Spokane, Stevens, Wahkiakum, Walla Walla, and Yakima	\$75,650	\$99,850

**Property & Applicant Eligibility:**  
<http://eligibility.sc.egov.usda.gov/eligibility/>

**HB 3555 & Forms:**  
<http://www.rurdev.usda.gov/regs/>

**For the largest list of Guaranteed lenders please go online for the nationally approved list of lenders:**

[http://www.rurdev.usda.gov/RHS/sfh/GSFH Information/Lenders/Approved National Lenders.pdf](http://www.rurdev.usda.gov/RHS/sfh/GSFH%20Information/Lenders/Approved%20National%20Lenders.pdf)

LENDER APPROVED BY WASHINGTON STATE		
Lender Name	Website	Phone Number
ANCHOR MUTUAL SAVINGS BANK	<a href="http://www.anchorbank.com">www.anchorbank.com</a>	(360) 537-1492
CENTRAL BANC MORTGAGE CORP	<a href="http://www.centralbancmtg.com">www.centralbancmtg.com</a>	(425) 289-2032
FIRST FEDERAL SAVINGS AND LOAN	<a href="http://www.firstfederalsl.com">www.firstfederalsl.com</a>	(360) 582-5202
GLOBAL CREDIT UNION	<a href="http://www.globalcu.org">www.globalcu.org</a>	(208) 666-9369
HERITAGE BANK	<a href="http://www.heritagebankwaonline2.com">www.heritagebankwaonline2.com</a>	(360) 943-1505
KITSAP CREDIT UNION	<a href="http://www.kitsapcu.org">www.kitsapcu.org</a>	(360) 662-2000
MORTGAGE MASTER SERVICE CORP	<a href="http://www.mortgagemasterwa.com">www.mortgagemasterwa.com</a>	(253) 234-2200
MORTGAGE TRUST INC.	<a href="http://www.mortgage-trust.com">www.mortgage-trust.com</a>	(503) 282-5626
NETWORK MORTGAGE SERVICES, INC.	<a href="http://www.networkhomeloans.com">www.networkhomeloans.com</a>	(425) 672-2810
NW PLUS CREDIT UNION	<a href="http://www.nwpluscu.com">www.nwpluscu.com</a>	(425) 297-1000
ONE WASHINGTON FINANCIAL	<a href="http://onewashingtonfinancial.com">onewashingtonfinancial.com</a>	(360) 754-8200
ONPOINT COMMUNITY CREDIT UNION	<a href="http://www.onpointcu.com">www.onpointcu.com</a>	(503) 228-7027
PACIFIC RESIDENTIAL MORTGAGE	<a href="http://www.pacresmortgage.com">www.pacresmortgage.com</a>	(503) 670-0525
PANHANDLE STATE BANK	<a href="http://www.panhandlebank.com">www.panhandlebank.com</a>	(208) 263-2348
PEOPLES BANK	<a href="http://www.peoples.com">www.peoples.com</a>	(360) 756-8390
RESIDENTIAL MORTGAGE LLC	<a href="http://www.residentialmtg.com">www.residentialmtg.com</a>	(907) 789-2329
SOLARITY CREDIT UNION	<a href="http://www.solaritycu.org">www.solaritycu.org</a>	(509) 248-1720
SOUND COMMUNITY BANK	<a href="http://www.soundcb.com">www.soundcb.com</a>	(800) 458-5585
TIMBERLAND BANK	<a href="http://timberlandbank.com">timberlandbank.com</a>	(360) 533-4747
TWINSTAR CREDIT UNION	<a href="http://www.twinstarcu.com">www.twinstarcu.com</a>	(360) 357-9917
WASHINGTON STATE EMPLOYEES CU	<a href="http://www.wsecu.org">www.wsecu.org</a>	(800) 562-0999
WASHINGTON TRUST BANK	<a href="http://www.watrust.com">www.watrust.com</a>	(509) 353-5669
WHATCOM EDUCATIONAL CREDIT UNION	<a href="http://www.wecu.com">www.wecu.com</a>	(360) 676-1168
YAKIMA FEDERAL SAVINGS & LOAN	<a href="http://www.yakimafed.com">www.yakimafed.com</a>	(509) 965-5042