



USDA

PROGRAM GUIDELINES AND MATRICES



	OCCUPANCY	LTV	UNITS	CLTV	STANDARD	PORTFOLIO FICO REQUIREMENTS
Purchase	O/O	100% ¹	1	100% ¹	620	Not Available
Rate and Term	O/O	100% ¹	1	100% ¹	620	
Rural Streamlined-Assist	O/O	N/A	1	N/A	620	
1 - Exclusive of Guarantee Fee						
Appraisals	<ul style="list-style-type: none"> • A full appraisal (Form 1004 or equivalent including Form 1004MC) is required for all submissions • All appraisals must include an interior and exterior inspection of the subject property • Age of Appraisal: 120 days from the note date. • The original appraisal can be extended for 30 days. Extension must be requested prior to expiration of appraisal • Property may not be located in an area that has been impacted by a federally declared disaster within 90 days of closing 					
Age of Documents	<ul style="list-style-type: none"> • Credit documents must be no more than 90 days old including credit reports and employment, income and Title and asset documents. 					
AUS	<ul style="list-style-type: none"> • All loans must be submitted through GUS • Manual UW allowed 					

Borrower Eligibility	<ul style="list-style-type: none"> • US Citizens • Permanent Resident Aliens, with proof of lawful permanent residence • Non-Occupant co-borrowers are ineligible • Title cannot be taken in the name of a trust
Credit	<ul style="list-style-type: none"> • Minimum FICO score of 620 • Derogatory Credit - Per USDA Guidelines and as determined by GUS • Streamline Assist: 0 X 30 in the most recent 12 months
Condominiums	<ul style="list-style-type: none"> • Condos projects must meet HUD/FHA, VA, FNMA or FHLMC guidelines • Streamline Assist: Condo approval not required
Eligible Mortgage Products	<ul style="list-style-type: none"> • Fixed Rate: 30 year term only
Eligible Properties	<ul style="list-style-type: none"> • Single Family Residence Attached/Detached • PUDs and Condominiums • Leasehold with a minimum lease length of 15 years beyond the maturity date of the loan • Property must be in an eligible rural area or an area that was eligible at the time of the original loan closing
Escrow Holdbacks	<ul style="list-style-type: none"> • Not Allowed
Escrows/Impounds	<ul style="list-style-type: none"> • An impound account for collection of taxes and insurance (or additional escrow items) is required
Exclusionary List	<ul style="list-style-type: none"> • All borrowers must be screened by CAIVRS to determine there have been no late payments on Federal debt obligations • The HUD Limited Denial of Partnership (LDP) list and the General Services Administration (GSA) lists must be reviewed for all borrowers

<p>Guarantee Fee</p>	<ul style="list-style-type: none"> • Upfront Guarantee Fee: 1% of the loan • Can be financed above the appraised value • Annual Fee: 0.35%
<p>Income</p>	<ul style="list-style-type: none"> • The borrower’s adjusted income may not exceed the Rural Housing’s limit for the area. Documentation that supports the income used for the transaction must be included in the file. See link at the end of the matrix. • Provide an acceptable VVOE for all borrowers that are a source of repayment
<p>Income, Assets and Property Related to Illegal Activities</p>	<p>If the income or asset source is not acceptable under all laws, such as income generated through marijuana sales, then the loan is ineligible for Orion Lending; this includes both self-employed borrowers and wage earners working for a company. Likewise, all use of the subject property must be in compliance with all laws. Properties that have mixed-use that do not meet all local, state or federal laws are ineligible for Orion Lending.</p>
<p>Ineligible Properties</p>	<ul style="list-style-type: none"> • Manufactured • Mobile Homes • Cooperatives • Condotels • Timeshares • Geodesic Homes • Unimproved land and property currently in litigation • 2-4 units • Income producing properties that do not meet Rural Housing requirements. Examples includes, but are not limited to grain bins, silos, dairy, hog barns and multiple equestrian stables • Properties served by cisterns
<p>Judgments</p>	<ul style="list-style-type: none"> • Court ordered judgments must be paid off if on title. • Judgments not on title may remain open if the borrower has a repayment plan in place with a minimum of two payments made prior to application or contract date, whichever is sooner. Additional documentation may be required
<p>Loan Limits</p>	<ul style="list-style-type: none"> • Maximum loan amount is constrained by the limitations applied when considering the maximum annual income at the program’s maximum DTI. • Both standard and high-balance loan amounts are allowed • Minimum loan amount \$55,000

<p>Loan Purpose</p>	<ul style="list-style-type: none"> • Purchase • Rate & Term Refinance • Streamline Assist Refinance • Not allowed: <ul style="list-style-type: none"> • Construction Loans • Energy Efficient Mortgage Loans • Graduated Payment Mortgages
<p>Occupancy</p>	<ul style="list-style-type: none"> • Owner Occupied Only
<p>Debt Ratios</p>	<ul style="list-style-type: none"> • Determined by GUS. A debt ratio waiver request is not required for GUS “Accept” recommendations • “Refer, Refer/Eligible” and manually underwritten transactions <ul style="list-style-type: none"> • Maximum 29%/41% debt ratio • Streamline Assist - Ratios not calculated
<p>Recently Listed Properties</p>	<ul style="list-style-type: none"> • No Cash-Out Transactions - The listing must have been expired or withdrawn before the application date.
<p>Reserves</p>	<ul style="list-style-type: none"> • None Required
<p>State Restrictions</p>	<ul style="list-style-type: none"> • TX - Loans on properties in Texas 50 (a)(6)(cash out) are not allowed.
<p>VVOE - Rural Streamlined-Assist</p>	<ul style="list-style-type: none"> • VVOE (or third party verification) for income source for salaried and self-employed borrowers. Non W2 and non-self-employed borrowers do not require a VVOE

[USDA Income Eligibility](#)

[USDA Property Eligibility](#)