



## THE USDA GUARANTEED RURAL HOUSING LOAN PROGRAM

*The mission of USDA Rural Development's program is to assist low-to-moderate income, rural home buyers achieve their dream of homeownership.*

Prosperity Home Mortgage, LLC and the USDA Rural Development have partnered to extend 100% financing opportunities to eligible rural individuals and families for the purchase of safe and sanitary dwellings. As an approved lender, Prosperity Home Mortgage, LLC offers this financing option and can help applicants purchase a home with affordable interest rates and loan terms.<sup>1</sup>

### Features include:

**Budget-friendly benefits** — No minimum down payment or cash reserve requirements; closing costs and fees may be financed as part of the loan amount up to 100% of the appraised value<sup>2</sup>

**Contributions allowed** — Interested party contributions up to 6%; gifts and grants are permitted

**Built-in resale advantage** — Loans are assumable, with Rural Development (RD) approval, giving qualified future buyers an option to take over your existing interest rate and remaining loan term

No or low down payment options may not be the best product for all borrowers. Please consult your mortgage consultant to discuss your financing options.

1. Eligible only for single family, primary residences purchased within the eligible rural areas as defined by the USDA. Credit is subject to approval. Property location, asset and income restrictions apply, and home buyer education may be required.

2. A guarantee fee is charged and collected at the time of closing and can be paid by the buyer or seller, or financed. Loan amounts may exceed the appraised value of the property (e.g. >100% LTV) to include the amount of a financed guarantee fee. This applies only to loans for which all or a portion of the guarantee fee is being financed into the loan.

Information is accurate as of date of printing and subject to change without notice.

All first mortgage products are provided by Prosperity Home Mortgage, LLC. (877) 275-1762. Prosperity Home Mortgage, LLC products may not be available in all areas. Not all borrowers will qualify. Licensed by the NJ Department of Banking and Insurance. Licensed by the Delaware State Bank Commissioner. Also licensed in District of Columbia, Florida, Georgia, Maryland, Michigan, North Carolina, Pennsylvania, South Carolina, Tennessee, Virginia, and West Virginia.

NMLS ID #75164 (NMLS Consumer Access at <http://www.nmlsconsumeraccess.org/>)

©2018 Prosperity Home Mortgage, LLC. All Rights Reserved. (08/18)

#1464 Expires 02/19



**Contact us for more  
information today!**

**(877) 275-1762**

**[Customer.Support@phmloans.com](mailto:Customer.Support@phmloans.com)**

**[www.phmloans.com](http://www.phmloans.com)**

**Where technology and lending  
merge to create the ultimate  
customer experience.**