

## GUARANTEE LOAN PROGRAM

A guaranteed loan secured by Rural Development is made by an approved mortgage lender to a borrower who is unable to qualify fully for a conventional loan, because of substantial down-payment requirements.

The guaranteed program authority provides Rural Development with another tool to serve low and moderate income applicants in eligible rural areas. Income limits are statutory.

The Guaranteed Housing Program may be used to buy new or existing homes and related facilities. Houses may be built on individual tracts or in subdivisions. All dwellings financed must provide decent, safe, and sanitary housing and be modest in size, design, and cost. Existing condominiums may qualify for financial assistance.

An applicant must:

- Have a satisfactory credit history.
- Have adequate and dependable income that conforms to established Agency limits and regulations.
- Possess the legal capacity to enter into a loan obligation.
- Qualify for loan eligibility with a debt to income ratio of 29 percent (PITI) and 41 percent (MOTI) respectively. Flexibility in ratios can be granted if you qualify.

Loan rates are negotiated between the applicant and lender. However, loan repayment terms cannot exceed 30 years.

The lender pays Rural Development a guarantee fee based on a percentage of the principal amount of the loan. In addition there is an annual renewal fee imposed the Agency.

The amount of the loan may not exceed the maximum dollar limits established by Investors. (Fannie Mae, Freddie Mac, HUD/FHA, VA, etc).

Rural Development allows loans of up to 100 percent of the market value of the dwelling plus the guarantee fee. The loan may include authorized closing costs based on the appraised value.

Approved lenders process loans to the point of approval and submit information on the applicant and the loan proposal to Rural Development. Rural Development will evaluate the application and respond to the lender within 48 hours with a final determination on the loan proposal.

## NEW JERSEY ELIGIBLE AREAS

### Atlantic County

#### All of:

Borough of Buena  
Buena Vista Twp.  
Corbin City  
Egg Harbor City  
Egg Harbor Twp.  
Estelle Manor  
Folsom Borough  
Galloway Twp.  
Hamilton Twp.  
Mullica Twp.  
Port Republic City  
Weymouth Twp.

### Burlington County

#### All of:

Bass River Twp.  
Beverly Boro  
Burlington City  
Burlington Twp.  
Delanco Twp.  
Eastampton Twp.  
Edgewater Park Twp.  
Fieldsboro  
Florence Twp.  
Hainesport Twp.  
Lumberton Twp.  
Mansfield Twp.  
Medford Lakes  
Medford Twp.  
North Hanover Twp.  
New Hanover Twp.  
Pemberton Borough  
Pemberton Twp.  
Riverside Twp.  
Shamong Twp.  
Springfield Twp.  
Southampton Twp.  
Tabernacle Twp.  
Washington Twp.  
Westampton Twp.  
Woodland Twp.  
Wrightstown  
**Portions of:**  
Bordentown Twp.  
Delran Twp.  
Chesterfield Twp.  
Evesham Twp.  
Mt. Laurel Twp.

### Camden County

#### All of:

Chesilhurst  
Waterford Twp.  
**Portions of:**  
Winslow Twp.

### Cape May County

#### Entire County except:

Ocean City  
Wildwood City  
Wildwood Crest and contiguous portion of Lower Twp.  
North Wildwood

### Cumberland County

#### Entire County except:

Bridgeton  
Millville  
Vineland

### Gloucester County

#### All of:

Clayton  
E. Greenwich Twp.  
Elk Twp.  
Franklin Twp.  
Greenwich Twp.  
Harrison Twp.  
Logan Twp.  
Mantua Twp.  
Monroe Twp.  
National Park  
Newfield  
Paulsboro  
S. Harrison Twp.  
Swedesboro  
Woolwich Twp.  
**Portions of:**  
West Deptford Twp.

### Hunterdon County

Entire county eligible

### Mercer County

#### All of:

E. Windsor Twp.  
Hightstown  
Hopewell Borough  
Pennington  
W. Windsor Twp.  
Washington Twp.  
**Portions of:**  
Hopewell Twp.  
Lawrence Twp.  
Princeton Twp.

### Middlesex County

#### All of:

Cranbury Twp.  
Helmetta  
Jamesburg  
Monroe Twp.  
Plainsboro Twp.  
S. Brunswick Twp.  
Spotswood  
**Portions of:**  
Old Bridge

### Monmouth County

#### All of:

Allentown  
Englishtown  
Farmingdale  
Howell Twp.  
Manalapan Twp.  
Millstone Twp.  
Roosevelt  
Upper Freehold Twp.  
**Portions of:**  
Colts Neck Twp.  
Freehold Twp.  
Holmdel Twp.  
Marlboro Twp.  
Wall Twp.

### Morris County

#### All of:

Chester  
Chester Twp.  
Harding Twp.  
Jefferson Twp.  
Kinnelon Borough  
Mendham  
Mine Hill  
Mt. Arlington Twp.  
Mt. Olive Twp.  
Netcong  
Rockaway Twp.  
Roxbury Twp.  
Washington Twp.  
**Portions of:**  
Denville Twp.  
Morris Twp.  
Randolph Twp.  
Wharton Twp.

### Ocean County

#### All of:

Barneget Twp.  
Eagleswood Twp.  
Jackson Twp.  
Lacey Twp.  
Lakehurst Borough  
Little Egg Harbor Twp.  
Long Beach Island Communities  
Ocean Twp.  
Plumsted Twp.  
Stafford Twp.  
Tuckerton Borough  
**Portions of:**  
Berkeley Twp.  
Dover Twp.  
Lakewood Twp.  
Manchester Twp.

### Passaic County

West Milford Twp.

### Salem County

Entire County eligible

### Somerset County

#### All of:

Bernardsville Borough  
Bedminster Twp.  
Branchburg Twp.  
Far Hills Borough  
Hillsborough Twp.  
Millstone Borough  
Montgomery Twp.  
Peapack & Gladstone Borough  
Rocky Hill Borough  
**Portions of:**  
Bernards Twp.  
Franklin Twp.

### Sussex County

Entire county eligible

### Warren County

#### Entire County except:

Phillipsburg

### NO ELIGIBLE AREAS

#### All of:

Bergen County  
Essex County  
Hudson County  
Union County

You may also identify eligible areas via the internet

<http://eligibility.sc.gov.usda.gov/eligibility/welcomeAction.do>

**NEW JERSEY GUARANTEED HOUSING PROGRAM INCOME LIMITS**

	(ADJUSTED INCOME LIMITS)
<b>NEW JERSEY PMSA</b>	
Allentown-Bethlehem-Easton, PA-NJ MSA (Warren County)	5 - 8 Person 123350
Atlantic City – Hammonilton (Atlantic County)	120850
Bergen-Passaic	134050
Jersey City (Hudson)	117100
Middlesex-Somerset-Hunterdon	129050
Monmouth-Ocean	125400
Newark (Essex, Morris, Sussex, Union,)	123350
Ocean City (Cape May County)	120850
Philadelphia, PA-NJ (Burlington, Camden, Gloucester, Salem)	123350
Trenton-Ewing (Mercer)	123350
Vineland-Millville-Bridgeton (Cumberland)	120850
	1-4 Person
	93450
	91550
	101550
	88700
	97750
	95000
	93450
	91550
	93450
	93450
	91550

\* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS EXCEPT FOR MODERATE INCOME FAMILIES  
 \*\*MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR THE AVERAGE  
 OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

View Income Limits and Determine Eligibility ONLINE: <http://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do>

02/2014

**WORKING WITH RURAL DEVELOPMENT**

Please contact the Rural Development Area Offices for lenders participating in the GRH program. Some lenders operate as wholesale and/or retail divisions.



**NJ has Centralized Mailboxes:**

Submissions: [nj.originations@nj.usda.gov](mailto:nj.originations@nj.usda.gov)

LNG Request: [nj.closings@nj.usda.gov](mailto:nj.closings@nj.usda.gov)

Rural Development Area Offices	
Hackettstown Area Office (908) 825-2576	Bergen ,Essex, Hudson, Hunterdon, Morris, Passaic, Somerset, Sussex, Union, Warren
Columbus Area Office (609) 267-1639	Burlington, Mercer, Middlesex, Ocean and Monmouth
Vineland Area Office (856) 205-1225	Atlantic, Cape May, Cumberland
Woodstown Area Office (856) 769-1126	Camden, Gloucester, Salem

Contact the State Office for additional information on the Guaranteed Rural Housing Program.

8000 Midlantic Dr. STE 500N  
 Mt. Laurel, NJ 08054  
 (856) 787-7732

or visit the New Jersey Website:

<http://www.rurdev.usda.gov/nj>



**NEW JERSEY**



**SINGLE FAMILY HOUSING  
 GUARANTEED LOAN  
 PROGRAM**



**“COMMITTED TO THE FUTURE  
 OF RURAL COMMUNITIES”**

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