



United States Department of Agriculture
Rural Development
Sault Ste. Marie Local Office

HOUSING REPAIR LOANS AND GRANTS

Eligibility Requirements:

1. Must meet the income limits based on family size for the area. (See the reverse side or call the local office for your income limit.)
2. Unable to obtain assistance elsewhere and lack the resources (cash or other assets) to do the repairs.
3. Own and occupy a single family home.
4. Must be at least 18 years of age for loan program. **Either the applicant or co-applicant must be at least 62 years of age and unable to repay a loan to receive a grant.**
5. For the 504 loan, applicants must have acceptable credit, good repayment ability, the legal capacity to incur the loan obligations.
6. Must comply with our asset limits and our minimum adequate site requirements.

504 REPAIR LOANS

Purposes:

- Install insulation, new windows, doors and siding.
- Fix weak or damaged floors, walls, or roofs. Remove building code violations.
- Heating and electrical system replacement and upgrades.
- Remodel for physical disability needs or handicap accessibility.
- Add needed living space. Remodel the kitchen, bathroom, or otherwise modernize home.
- Repair/replacement of water and sewage systems.
- Necessary repairs to mobile/manufactured homes also qualify.

Terms and Conditions:

Loans cannot exceed \$20,000.00. Interest rate is 1%. The loan terms are based on repayment ability and will not exceed 20 years. A loan of \$7,500.00 or more will require a mortgage on your property.

504 REPAIR GRANTS

Purposes:

Same as the 504 Repair Loan except repairs are generally restricted to the removal of health and safety hazards. No cosmetic improvements are allowed. Can remodel for physical disability needs or handicap accessibility. Certain repairs to mobile/manufactured homes also qualify.

Terms and Conditions:

Maximum lifetime limit is \$7,500.00. An agreement must be signed providing for the repayment of the grant if the property is sold or transferred to the grantee's heirs within 3 years after the grant is issued.

**FOR MORE INFORMATION, CALL 1-800-944-8119
& ASK FOR THE SAULT STE. MARIE OFFICE.**

2847 Ashmun Street • Sault Ste. Marie, MI 49783
Phone: (906) 632-9611 • Fax: (906) 632-0341 • TDD: (800) 649-3777 • Web: <http://www.rurdev.usda.gov/mi>

Committed to the future of rural communities.

USDA is an equal opportunity provider, employer and lender.
To file a complaint of discrimination write USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W.,
Washington, DC 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD).



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USDA - RURAL DEVELOPMENT SINGLE FAMILY HOUSING - 504 HOUSING REPAIR LOAN & GRANT

ADJUSTED INCOME LIMITS (as of January 18, 2012)

Baraga, Cheboygan, Gogebic, Houghton, Iron, Keweenaw, Luce,
Ontonagon, Presque Isle & Schoolcraft Counties:

Family Size	One	Two	Three	Four	Five	Six	Seven	Eight
Very Low	18450	21100	23700	26350	28450	30550	32650	34800

Alger

Family Size	One	Two	Three	Four	Five	Six	Seven	Eight
Very Low	19650	22450	25250	28050	30300	32550	34800	37050

Chippewa

Family Size	One	Two	Three	Four	Five	Six	Seven	Eight
Very Low	19950	22800	25650	28500	30800	33100	35350	37650

Delta County:

Family Size	One	Two	Three	Four	Five	Six	Seven	Eight
Very Low	18950	21650	24350	27050	29250	31400	33550	35750

Dickinson County:

Family Size	One	Two	Three	Four	Five	Six	Seven	Eight
Very Low	20150	23000	25900	28750	31050	33350	35650	37950

Emmet County

Family Size	One	Two	Three	Four	Five	Six	Seven	Eight
Very Low	22450	25650	28850	32050	34650	37200	39750	42350

Mackinac County:

Family Size	One	Two	Three	Four	Five	Six	Seven	Eight
Very Low	19050	21750	24450	27150	29350	31500	33700	35850

2847 Ashtabula Street, Sault Ste. Marie, MI 49783
Phone: (906) 632-0611, Fax: (906) 632-0341, TDD: (906) 648-3777, Web: <http://www.rurdev.usda.gov/mi>

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Marquette County:

Family Size	One	Two	Three	Four	Five	Six	Seven	Eight
Very Low	22400	25600	28800	32000	34600	37150	39700	42250

Menominee County:

Family Size	One	Two	Three	Four	Five	Six	Seven	Eight
Very Low	18800	21450	24150	26800	28950	31100	33250	35400

**Rural Development does allow for certain deductions for families over the limits, including deductions for dependents, disabled, elderly, certain medical expenses, and child care. Contact Rural Development for more details.*

