

USDA Loans, Explained Simply

Zero down for homes in eligible small town, rural, and suburban areas.



WHAT A USDA LOAN IS

A 30-year fixed mortgage backed by the U.S. Department of Agriculture for moderate income buyers in eligible areas. Along with VA, it is one of the only true zero down programs, and you do not need to be a farmer, a veteran, or a first time buyer.

TWO CHECKS DECIDE IT

The address: the home must be in a USDA eligible area, and many small towns and quiet suburbs qualify, not just farmland. The household: income for every adult in the home must fall under the county limit, about 115% of the area median.

THE HONEST TRADEOFFS

A 1% upfront guarantee fee is added to the loan, and a 0.35% annual fee is paid monthly for the life of the loan. It is primary residence and 30-year fixed only, and USDA reviews the file after the lender approves it, so plan on about 30 to 45 days to close.

CHECK THE ADDRESS FIRST

Before you fall in love with a house, check the address at eligibility.sc.egov.usda.gov or send it to Travis. He checks the address and your household income in minutes.

QUICK FACTS

- ✓ \$0 down, financing up to 100% of the price
- ✓ Closing costs can be financed if the home appraises above the price
- ✓ Seller can pay up to 6% toward your costs
- ✓ 640+ credit for the smoothest approval
- ✓ U.S. citizens and permanent residents
- ✓ Houses, townhomes, and approved condos



Let's run your real numbers.

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Scan and Travis
will check the
address and
income for you