504 LOAN
INCOME LIMIT PER FAMILY SIZE

FAMILY SIZE	1 – 4	5—8
Allegan	$36,050	$47,600
Antrim	$30,800	$40,700
Barry	$35,750	$47,200
Bay	$30,550	$40,350
Benzie	$31,950	$42,200
Berrien	$33,250	$43,900
Calhoun	$32,100	$42,400
Cass	$31,350	$41,400
Charlevoix	$32,700	$43,200
Clinton	$37,150	$49,050
Eaton	$37,150	$49,050
Emmett	$34,000	$44,900
Grand Traverse	$38,750	$51,150
Ingham	$37,150	$49,050
Ionia	$31,000	$40,950
Isabella	$31,900	$42,150
Jackson	$32,300	$42,650
Kalamazoo	$36,950	$48,800
Kent	$38,300	$50,600
Lapeer	$38,150	$50,400
Leelanau	$37,700	$49,800
Lenawee	$39,050	$51,500
Livingston	$51,200	$67,600
Macomb	$38,150	$50,400
Marquette	$34,600	$45,700
Midland	$37,300	$49,250
Monroe	$39,500	$52,150
Muskegon	$31,050	$40,950
Oakland	$38,150	$50,400
Otsego	$30,800	$40,700
Ottawa	$42,000	$55,450
Saginaw	$31,800	$42,000
Shiawassee	$32,400	$42,800
St. Clair	$38,150	$50,400
Van Buren	$36,950	$48,800
Washtenaw	$50,600	$66,800
Wayne	$38,150	$50,400
All other	$30,550	$40,350

MAXIMUM PROPERTY MARKET VALUE

Alcona, Alger, Allegan, Alpena, Antrim, Arenac, Baraga, Barry, Bay, Benzie, Berrien, Branch, Calhoun, Cass, Charlevoix, Cheboygan, Chippewa, Clare, Clinton, Crawford, Delta, Dickinson, Eaton, Emmet, Genesee, Gladwin, Gogebic, Grand Traverse, Gratiot, Hillsdale, Houghton, Huron, Ingham, Ionia, Iosco, Iron, Isabella, Jackson, Kalamazoo, Kalkaska, Kent, Keweenaw, Lake, Lapeer, Leelanau, Lenawee, Luce, Mackinac, Macomb, Manistee, Marquette, Mason, Mecosta, Menominee, Midland, Missaukee, Monroe, Montcalm, Montmorency, Muskegon, Newaygo, Oakland, Oceana, Ogemaw, Ontonagon, Osceola, Oscoda, Otsego, Ottawa, Presque Isle, Roscommon, Saginaw, Sanilac, Schoolcraft, Shiawassee, St. Clair, St. Joseph, Tuscola, Van Buren, Wayne and Wexford Counties
$265,400

Livingston County
$267,000

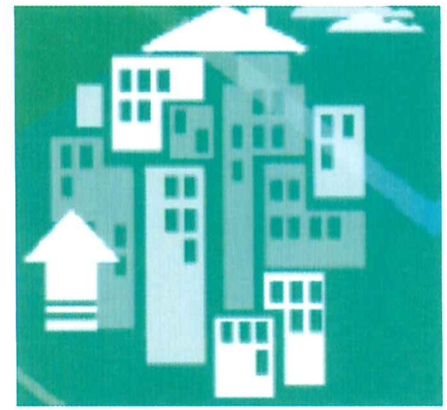
Washtenaw County
$297,000

USDA United States Department of Agriculture

Rural Development

UNITED STATES DEPARTMENT OF AGRICULTURE

504 SINGLE FAMILY HOUSING
HOME REPAIR PROGRAM



STATE OFFICE

3001 Coolidge Rd., Suite 200
East Lansing, MI 48823

COM: (517) 324-5210 TDD: (517) 324-5200

http://www.rd.usda.gov/programs-services/single-family-housing-repair-loans-grants/mi

Revised 1/31/2020

"USDA is an equal opportunity provider, employer and lender."

PURPOSE

The Section 504 loan and grant program helps very low-income homeowners repair and modernize their homes.

HOW CAN FUNDS BE USED?

Loan funds are available to repair, improve, modernize, remove health and safety hazards, and/or remodel dwellings to make them accessible to household members with disabilities.

Grant funds are available to remove health or safety hazards, and/or remodel dwellings to make them accessible to household members with disabilities.

PROPERTY REQUIREMENTS

The property must be in an eligible rural area. Maps indicating eligible areas are located on the website below:

- http://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do?pageAtion=sfp&NavKey=property@11

Property requirements include, but are not limited to the following guidelines:

- Must not be income producing, no in-ground swimming pool, no active farm structures.
- The home can not be located in a manufactured home community.
- Property must have access to its own water & waste utilities and located on a publicly maintained road.
- Value of property cannot exceed the Maximum Property Market Value.

WHAT ARE THE TERMS?

The loan program offers up to $40,000 at a 1% interest rate and a 20 year term.

The grant program offers up to $10,000 of lifetime assistance.

ELIGIBILITY REQUIREMENTS

- Must own and occupy the dwelling as a primary residence
- U.S Citizen or qualified alien status.
- Must have adequate / dependable income and acceptable credit to qualify for a loan
- Must be 62 years or older to be eligible for grant assistance
- Must have household income that does not exceed the very low income guidelines. Please refer to the Income Limit Per Family Size chart on the back of the brochure
- Must have legal capacity to incur debt obligation
- Other restrictions may apply

WHERE CAN I APPLY?

Contact the office that serves the county you want to purchase a home in

Caro Office – (989) 673-8173, Ext. 4
1075 Cleaver Road, Caro, MI 48723
(Bay, Gratiot, Huron, Lapeer, Saginaw, Sanilac, St. Clair and Tuscola counties)

Flint Office – (810) 230-8766, Ext. 4
1525 North Elms Road, Flint, MI 48532
(Clinton, Genesee, Macomb, Monroe, Oakland, Shiawassee and Wayne counties)

Grand Rapids Office – (616) 942-4111, Ext. 6
3260 Eagle Park Drive, Ste 107, Grand Rapids, MI 49525
(Ionia, Kent, Mecosta, Montcalm, Muskegon, Newaygo, Oceana and Ottawa counties)

Mason Office – (517) 676-4644, Ext. 4
525 N. Okemos Street, Ste B , Mason, MI 48854
(Eaton, Hillsdale, Ingham, Jackson, Lenawee, Livingston and Washtenaw counties)

Paw Paw Office – (269) 657-7055, Ext. 4
1035 E. Michigan Avenue, Paw Paw, MI 49079
(Allegan, Barry, Berrien, Branch, Calhoun, Cass, Kalamazoo, St. Joseph and Van Buren counties)

Sault Ste. Marie Office -- (906) 632-9611, Ext 4
2847 Ashmun, Sault Ste. Marie, MI 49783
(Alger, Baraga, Cheboygan, Chippewa, Delta, Dickinson, Emmet, Gogebic, Houghton, Iron, Keweenaw, Luce, Mackinaw, Marquette, Menominee, Ontonagon, Presque Isle and Schoolcraft counties)

Traverse City Office – (231) 941-0951,Ext. 4
1501 Cass Street, Ste A, Traverse City, MI 49684
(Alcona, Alpena, Antrim, Benzie, Charlevoix, Crawford, Grand Traverse, Kalkaska, Lake, Leelanau, Manistee, Mason, Missaukee, Montmorency, Osceola, Oscoda, Otsego and Wexford counties)

West Branch Office – (989) 345-5470 Ext. 4.
240 W. Wright Street , West Branch, MI 48661
(Arenac, Clare, Gladwin, Iosco, Isabella, Midland, Ogemaw and Roscommon counties)

WHAT SECURITY IS REQUIRED?

A mortgage is required for all loans of $7,500 or more. The agency does not require a first lien position, but the total of all debts secured by the property must not exceed the property's market value.

Grants do not require a security instrument, but must be repaid if ownership changes within 3 years of grant approval.

504 GRANT ONLY
INCOME LIMIT PER FAMILY SIZE

FAMILY SIZE	1	2	3	4
Allegan	$15,150	$17,300	$19,450	$21,650
Antrim	$12,950	$14,800	$16,650	$18,500
Barry	$15,050	$17,150	$19,300	$21,450
Bay	$12,850	$14,650	$16,500	$18,350
Benzie	$13,450	$15,350	$17,300	$19,150
Berrien	$14,000	$15,950	$17,950	$19,950
Calhoun	$13,500	$15,400	$17,350	$19,250
Cass	$13,150	$15,050	$16,950	$18,800
Charlevoix	$13,750	$15,700	$17,650	$19,600
Clinton	$15,650	$17,850	$20,050	$22,300
Eaton	$15,650	$17,850	$20,050	$22,300
Emmett	$14,300	$16,300	$18,350	$20,400
Grand Traverse	$16,300	$18,600	$20,950	$23,250
Ingham	$15,650	$17,850	$20,050	$22,300
Ionia	$13,000	$14,900	$16,750	$18,600
Isabella	$13,400	$15,350	$17,250	$19,150
Jackson	$13,600	$15,500	$17,450	$19,400
Kalamazoo	$15,550	$17,750	$20,000	$22,150
Kent	$16,100	$18,400	$20,700	$23,000
Lapeer	$16,050	$18,350	$20,600	$22,900
Leelanau	$15,850	$18,100	$20,350	$22,600
Lenawee	$16,400	$18,700	$21,050	$23,450
Livingston	$21,500	$24,600	$27,650	$30,700
Macomb	$16,050	$18,350	$20,600	$22,900
Marquette	$14,550	$16,600	$18,700	$20,750
Midland	$15,700	$17,900	$20,150	$22,400
Monroe	$16,600	$18,950	$21,350	$23,700
Muskegon	$13,000	$14,900	$16,750	$18,650
Oakland	$16,050	$18,350	$20,600	$22,900
Otsego	$12,950	$14,800	$16,650	$18,500
Ottawa	$17,650	$20,150	$22,700	$25,200
Saginaw	$13,400	$15,250	$17,200	$19,100
Shiawassee	$13,600	$15,550	$17,500	$19,450
St. Clair	$16,050	$18,350	$20,600	$22,900
Van Buren	$15,550	$17,750	$20,000	$22,150
Washtenaw	$21,250	$24,300	$27,350	$30,350
Wayne	$16,050	$18,350	$20,600	$22,900
All other	$12,850	$14,650	$16,500	$18,350