



Rural Development

100 East B Street, Room 1005
Casper, WY 82601
Voice 307.233.6700
Email: jan.hoskinson@wy.usda.gov
Web: <http://www.rurdev.usda.gov/wy>

News Release

Contact:
Ann Stoeger, (307) 856-7524 Ext. 4
Ann.stoeger@wy.usda.gov

USDA Offers Single Family Housing Direct Loans

Are you interested in becoming a homeowner? USDA Rural Development's Section 502 Direct Loan Program provides a path to homeownership for low and very low income families living in rural areas, and families who truly have no other way to make affordable homeownership a reality. Providing these affordable homeownership opportunities promotes prosperity, which in turn creates thriving communities and improves the quality of life in rural areas.

Applicants must meet income eligibility for a direct loan. All counties in WY are considered eligible areas except for the cities of Casper, Cheyenne and Laramie. Income and property eligibility guidelines have been established for each County in the State. To ensure your area and income is eligible, you can access the following website: <http://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do>.

Families must be without adequate housing, but be able to afford the mortgage payments, including taxes and insurance, which are typically 24 percent of an applicant's income. However, payment subsidy is available to applicants to enhance repayment ability. Rural Development offers Payment Assistance to qualified applicants to assist them in obtaining and retaining adequate housing. The level of assistance is determined by the income of the applicants. Applicants must be unable to obtain credit elsewhere, yet have reasonable credit histories.

Loans are made for a 33 year term at a fixed interest rate for up to 100% financing, no down payment is typically required. Houses must be modest in size, design, and cost, but adequate to meet family needs.

Applicants cannot currently own a home.

For more information visit the Rural Development Direct Housing Loans website at: <http://www.rd.usda.gov/programs-services/single-family-housing-direct-home-loans> or contact the following:

Jessica Taylor, Area Specialist (Sheridan)
Phone: 307.672.5820 x4
Email: Jessica.Taylor@wy.usda.gov
DeAnne Larrow, Area Technician (Riverton)
Phone: 307.856.7524 x4
Email: DeAnne.Larrow@wy.usda.gov

If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form (PDF), found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter to us by mail at U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov.