

Single Family Housing Guaranteed Loan Program

What does this program do?

The Single Family Housing Guaranteed Loan Program (SFH-G) helps approved lenders offer 100 percent-financed, no-money-down loans to eligible low-and moderate-income people.

Backed by USDA Rural Development, the 90-percent loan guarantee encourages lender participation by minimizing risk.

With a Single Family Housing loan guarantee, you can buy an existing home, cover the cost of rehabilitating, improving, or relocating a home, or build new.

This program is not restricted to first-time homebuyers.



QR code to the SFH-G webpage

Who can apply?

Among other requirements, you must:

- Agree to occupy the home as your primary residence
- Meet median household income requirements for the area in which the eligible home is located. You will find income eligibility information at this link: tinyurl.com/SFHG-income.
- Be unable to get conventional financing with no private mortgage insurance (PMI)
- Meet U.S. citizen or noncitizen requirements, and not be suspended or debarred from participating in federal programs

What types of properties are eligible?

Among other requirements, single-family dwellings must be located in eligible rural areas. A property eligibility map is available at this link: tinyurl.com/SFHG-property.

- Loans are based on repayment ability, and there is no set maximum purchase price or acreage limit as long as acreage is considered common for the area.
- Provided they are otherwise eligible, “flipped” properties are allowed.

What are some other loan terms?

- You must have stable, dependable income and demonstrate a willingness and ability to repay debt.
- No down payment is required, and there is no limit on gift funds.
- Fixed, 30-year-interest rates are negotiated between you and your approved lender.
- Loans are based on a property's appraised value, not purchase price. Thus, you potentially can also include closing costs, home repair expenses, and such items as utilities connection fees, tax and insurance escrow, essential household equipment, and site preparation in your financing.

How do we get started?

- You must work directly with approved USDA RD lenders. A state-based list is available at this link: rd.usda.gov/resources/lenders

What governs this program?

- 7-CFR Part 3555, available at this link: tinyurl.com/7CFR-3555
- The SFH-G Handbook is available at this link: tinyurl.com/SFHG-HB - PDF

NOTE: Because information changes, always consult official program instructions or contact your local Rural Development office for help. A list is available at this link: go.usa.gov/xJHPE. You will find additional resources, forms, and program information at rd.usda.gov. USDA is an equal opportunity provider, employer, and lender.

Last revised October 2024