

# GUARANTEED PROGRAM NEW HAMPSHIRE QUICK REFERENCE GUIDE

## INCOME LIMITS

HOUSEHOLD SIZE:	1-4 PERSON	5-8 PERSON
<u>Belknap, Carroll, Cheshire, Coos, Grafton and Sullivan COUNTIES:</u>	\$ 88,700	\$117,100
<u>Merrimack COUNTY:</u>	\$ 94,600	\$124,850
<u>Boston- Cambridge- Quincy METRO:</u>	\$105,000	\$138,600
<u>Western Rockingham COUNTY</u> <u>Lawrence METRO and Portsmouth-Rochester METRO:</u>	\$100,900	\$133,200
<u>Manchester METRO:</u>	\$ 91,300	\$120,500
<u>Nashua METRO:</u>	\$ 94,600	\$124,850
<u>Hillsborough COUNTY (part) METRO:</u>	\$ 94,600	\$124,850

## MORTGAGE INSURANCE FEE

1% up-front Fee at Closing and an Annual Fee of .35% on the Outstanding Principal Balance.

RATIO REQUIREMENTS	RATES AND TERMS	CREDIT HISTORY
29% - 35% HOUSING RATIO	30 year fixed rate	No minimum score required
41% - 46% TOTAL DEBT RATIO	NHH Cash Assistance available If within maximum rate cap	Bankruptcy/Foreclosure must be over 36 months old
Must run through automated underwriting system to determine	1% upfront fee at closing Annual fee at .35%	
PROPERTY REQUIREMENTS	LOAN PURPOSE	INELIGIBLE AREAS
Single Family Homes, Condos/Townhouses, Mobile Homes if brand new and on a lot.	Purchase Loans: 101% LTV if financing Guarantee Fee No Purchase Price Limits Refinance Loans: For current RD loans	Concord, Derry, Dover, Hudson, Keene, Londonderry, Manchester, Merrimack, Nashua, Portsmouth, Rochester, Salem, and Parts of Goffstown and Hooksett. Income and Property Eligibility <a href="http://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do">http://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do</a>

Guaranteed Housing loans are originated via local lenders.

Guaranteed Housing  
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