



## Bulletin 18-19

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### USDA Program Property Eligibility

USDA is updating the rural areas eligible under the USDA Rural Development Guaranteed Housing program effective June 4, 2018.

Loan applications dated on and after June 4, 2018 require the property be located in an eligible rural area based on the new USDA Property Eligibility map with specific exceptions as noted below.

Properties that were located in an **eligible area** prior to June 4<sup>th</sup> but are in an **ineligible area** on and after June 4<sup>th</sup> may still be eligible subject to meeting all of the following requirements:

- The broker received the application prior to June 4, 2018 and the Loan Estimate was issued within three (3) days of application receipt, **and**
- The borrower has a signed valid purchase contract the is dated prior to June 4, 2018, **and**
- The borrower meets all other program eligibility requirements

If an "Ineligible" property determination is received due to the property no longer being in an eligible area but the above requirements are met the following must be uploaded into the Guaranteed Underwriting System (GUS) for the "Ineligible" finding to be overridden by USDA:

- A copy of the signed and dated sales contract, and
- A copy of the LE issued to the borrower, and
- Verification the property was located in an eligible are prior to June 4, 2018 (a printout of the map from the previous eligible area is acceptable documentation)

The proposed ineligible areas are available to view at: [USDA Property Eligibility](#) Select "Single Family Housing Guaranteed", click "Accept" for the Property Eligibility Disclaimer



Select "Proposed Ineligible Areas" and enter the property address to view the future ineligible areas.



If you have any questions, please contact your Account Executive.