

Rural Development Loan Assists Home Buyers

Outline of Need: Like most families, the Protacio Ramirez family was confronted with a challenge while searching for their first home. They discovered, with their limited resources, they could not afford conventional financing.

How Rural Development Helped: During the spring of 2007, the family visited the Nicholasville USDA Rural Development office, searching for a loan to purchase their home. Their knowledge of Rural Developments' 502 loan program was very basic.

While discussing the program with the staff, the Ramirez family learned the repayment of the Rural Development loan could be subsidized if the household income was below the annual income limits for the area. That meant that with the subsidy portion (amount paid by USDA) of the monthly payment and their part they could qualify for the maximum loan limit of \$151,500 for the Jessamine County area. Through conventional financing, without the subsidy, they would not have qualified for that large a loan amount.



The Results: The Ramirez's, along with their two children, now enjoy a very comfortable, modern, new, three bedroom, two bath house with a two car garage. Living comfortably is an important step toward their family's happiness. They are appreciative for the opportunity of homeownership through Rural Development's 502 loan program.

Rural Development's local office serving the central Kentucky area is located at 141 Leestown Center Way, Suite 220, Lexington, KY 40511. For additional information from the Lexington office, please call (859)-233-0194 extension 4.