

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:ALABAMA

----- A J U S T E D I N C O M E L I M I T S -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
<b>Anniston-Oxford, AL MSA</b>								
VERY LOW INCOME	18600	21250	23900	26550	28700	30800	32950	35050
LOW INCOME	29750	34000	38250	42500	45900	49300	52700	56100
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Auburn-Opelika, AL MSA</b>								
VERY LOW INCOME	22050	25200	28350	31500	34050	36550	39100	41600
LOW INCOME	35300	40300	45350	50400	54450	58450	62500	66550
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Birmingham-Hoover, AL MSA</b>								
<b>Birmingham-Hoover, AL HUD Metro FMR Area</b>								
VERY LOW INCOME	22000	25150	28300	31400	33950	36450	38950	41450
LOW INCOME	35200	40200	45250	50250	54250	58300	62300	66350
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Chilton County, AL HUD Metro FMR Area</b>								
VERY LOW INCOME	18200	20800	23400	26000	28100	30200	32250	34350
LOW INCOME	29100	33300	37450	41600	44950	48250	51600	54900
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Walker County, AL HUD Metro FMR Area</b>								
VERY LOW INCOME	17050	19500	21950	24350	26300	28250	30200	32150
LOW INCOME	27250	31150	35050	38950	42050	45200	48300	51400
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Columbus, GA-AL MSA</b>								
VERY LOW INCOME	18350	20950	23550	26150	28250	30350	32450	34550
LOW INCOME	29300	33500	37650	41850	45200	48550	51900	55250
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Decatur, AL MSA</b>								
VERY LOW INCOME	19650	22450	25250	28050	30300	32550	34800	37050
LOW INCOME	31450	35900	40400	44900	48500	52100	55700	59250
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Dothan, AL MSA</b>								
<b>Dothan, AL HUD Metro FMR Area</b>								
VERY LOW INCOME	18200	20800	23400	25950	28050	30150	32200	34300
LOW INCOME	29050	33200	37350	41500	44800	48150	51450	54800
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

\* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

\*\* MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT  
02/07/2013 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:ALABAMA

----- A J U S T E D I N C O M E L I M I T S -----

P R O G R A M	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Henry County, AL HUD Metro FMR Area								
VERY LOW INCOME	17500	20000	22500	24950	26950	28950	30950	32950
LOW INCOME	27950	31900	35900	39900	43100	46300	49500	52650
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Florence-Muscle Shoals, AL MSA								
VERY LOW INCOME	18800	21500	24200	26850	29000	31150	33300	35450
LOW INCOME	30050	34350	38650	42950	46400	49800	53250	56700
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Gadsden, AL MSA								
VERY LOW INCOME	16700	19050	21450	23800	25750	27650	29550	31450
LOW INCOME	26650	30500	34300	38100	41150	44200	47250	50300
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Huntsville, AL MSA								
VERY LOW INCOME	25100	28700	32300	35850	38750	41600	44500	47350
LOW INCOME	40150	45900	51600	57350	61950	66550	71100	75700
MOD.INC-GUAR.LOAN	82450	82450	82450	82450	108850	108850	108850	108850
Mobile, AL MSA								
VERY LOW INCOME	18350	21000	23600	26200	28300	30400	32500	34600
LOW INCOME	29350	33500	37700	41900	45250	48600	51950	55300
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Montgomery, AL MSA								
VERY LOW INCOME	21550	24600	27700	30750	33250	35700	38150	40600
LOW INCOME	34450	39350	44300	49200	53150	57050	61000	64950
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Tuscaloosa, AL MSA								
VERY LOW INCOME	19800	22600	25450	28250	30550	32800	35050	37300
LOW INCOME	31650	36150	40700	45200	48800	52450	56050	59650
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Baldwin County, AL								
VERY LOW INCOME	21450	24500	27550	30600	33050	35500	37950	40400
LOW INCOME	34250	39150	44050	48950	52850	56800	60700	64600
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Barbour County, AL								
VERY LOW INCOME	16700	19050	21450	23800	25750	27650	29550	31450
LOW INCOME	26650	30500	34300	38100	41150	44200	47250	50300
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

\* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

\*\* MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:ALABAMA

----- A J U S T E D I N C O M E L I M I T S -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
<b>Bullock County, AL</b>								
VERY LOW INCOME	16700	19050	21450	23800	25750	27650	29550	31450
LOW INCOME	26650	30500	34300	38100	41150	44200	47250	50300
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Butler County, AL</b>								
VERY LOW INCOME	16700	19050	21450	23800	25750	27650	29550	31450
LOW INCOME	26650	30500	34300	38100	41150	44200	47250	50300
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Chambers County, AL</b>								
VERY LOW INCOME	16700	19050	21450	23800	25750	27650	29550	31450
LOW INCOME	26650	30500	34300	38100	41150	44200	47250	50300
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Cherokee County, AL</b>								
VERY LOW INCOME	17750	20250	22800	25300	27350	29350	31400	33400
LOW INCOME	28350	32400	36450	40500	43750	47000	50200	53450
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Choctaw County, AL</b>								
VERY LOW INCOME	16700	19050	21450	23800	25750	27650	29550	31450
LOW INCOME	26650	30500	34300	38100	41150	44200	47250	50300
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Clarke County, AL</b>								
VERY LOW INCOME	16700	19050	21450	23800	25750	27650	29550	31450
LOW INCOME	26650	30500	34300	38100	41150	44200	47250	50300
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Clay County, AL</b>								
VERY LOW INCOME	16700	19050	21450	23800	25750	27650	29550	31450
LOW INCOME	26650	30500	34300	38100	41150	44200	47250	50300
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Cleburne County, AL</b>								
VERY LOW INCOME	16800	19200	21600	24000	25900	27850	29750	31700
LOW INCOME	26900	30700	34550	38400	41450	44550	47600	50700
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Coffee County, AL</b>								
VERY LOW INCOME	20450	23400	26300	29200	31550	33900	36250	38550
LOW INCOME	32700	37350	42050	46700	50450	54150	57900	61650
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

\* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

\*\* MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:ALABAMA

----- A J U S T E D I N C O M E L I M I T S -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
<b>Conecuh County, AL</b>								
VERY LOW INCOME	16700	19050	21450	23800	25750	27650	29550	31450
LOW INCOME	26650	30500	34300	38100	41150	44200	47250	50300
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Coosa County, AL</b>								
VERY LOW INCOME	17550	20050	22550	25050	27100	29100	31100	33100
LOW INCOME	28050	32100	36100	40100	43300	46500	49700	52950
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Covington County, AL</b>								
VERY LOW INCOME	16700	19050	21450	23800	25750	27650	29550	31450
LOW INCOME	26650	30500	34300	38100	41150	44200	47250	50300
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Crenshaw County, AL</b>								
VERY LOW INCOME	17500	20000	22500	24950	26950	28950	30950	32950
LOW INCOME	27950	31900	35900	39900	43100	46300	49500	52650
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Cullman County, AL</b>								
VERY LOW INCOME	18100	20650	23250	25800	27900	29950	32000	34100
LOW INCOME	28900	33050	37150	41300	44600	47900	51200	54500
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Dale County, AL</b>								
VERY LOW INCOME	18900	21600	24300	26950	29150	31300	33450	35600
LOW INCOME	30150	34500	38800	43100	46550	50000	53450	56900
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Dallas County, AL</b>								
VERY LOW INCOME	16700	19050	21450	23800	25750	27650	29550	31450
LOW INCOME	26650	30500	34300	38100	41150	44200	47250	50300
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>DeKalb County, AL</b>								
VERY LOW INCOME	16700	19050	21450	23800	25750	27650	29550	31450
LOW INCOME	26650	30500	34300	38100	41150	44200	47250	50300
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Escambia County, AL</b>								
VERY LOW INCOME	16700	19050	21450	23800	25750	27650	29550	31450
LOW INCOME	26650	30500	34300	38100	41150	44200	47250	50300
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

\* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:ALABAMA

----- A J U S T E D I N C O M E L I M I T S -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
<b>Fayette County, AL</b>								
VERY LOW INCOME	16700	19050	21450	23800	25750	27650	29550	31450
LOW INCOME	26650	30500	34300	38100	41150	44200	47250	50300
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Franklin County, AL</b>								
VERY LOW INCOME	16700	19050	21450	23800	25750	27650	29550	31450
LOW INCOME	26650	30500	34300	38100	41150	44200	47250	50300
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Jackson County, AL</b>								
VERY LOW INCOME	16950	19350	21750	24150	26100	28050	29950	31900
LOW INCOME	27050	30900	34800	38650	41750	44850	47950	51000
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Lamar County, AL</b>								
VERY LOW INCOME	16700	19050	21450	23800	25750	27650	29550	31450
LOW INCOME	26650	30500	34300	38100	41150	44200	47250	50300
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Macon County, AL</b>								
VERY LOW INCOME	16700	19050	21450	23800	25750	27650	29550	31450
LOW INCOME	26650	30500	34300	38100	41150	44200	47250	50300
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Marengo County, AL</b>								
VERY LOW INCOME	16700	19050	21450	23800	25750	27650	29550	31450
LOW INCOME	26650	30500	34300	38100	41150	44200	47250	50300
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Marion County, AL</b>								
VERY LOW INCOME	16700	19050	21450	23800	25750	27650	29550	31450
LOW INCOME	26650	30500	34300	38100	41150	44200	47250	50300
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Marshall County, AL</b>								
VERY LOW INCOME	18000	20550	23100	25650	27750	29800	31850	33900
LOW INCOME	28750	32850	36950	41050	44350	47600	50900	54200
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Monroe County, AL</b>								
VERY LOW INCOME	16700	19050	21450	23800	25750	27650	29550	31450
LOW INCOME	26650	30500	34300	38100	41150	44200	47250	50300
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

\* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:ALABAMA

----- A J U S T E D I N C O M E L I M I T S -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
<b>Perry County, AL</b>								
VERY LOW INCOME	16700	19050	21450	23800	25750	27650	29550	31450
LOW INCOME	26650	30500	34300	38100	41150	44200	47250	50300
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Pickens County, AL</b>								
VERY LOW INCOME	16700	19050	21450	23800	25750	27650	29550	31450
LOW INCOME	26650	30500	34300	38100	41150	44200	47250	50300
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Pike County, AL</b>								
VERY LOW INCOME	16700	19050	21450	23800	25750	27650	29550	31450
LOW INCOME	26650	30500	34300	38100	41150	44200	47250	50300
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Randolph County, AL</b>								
VERY LOW INCOME	16700	19050	21450	23800	25750	27650	29550	31450
LOW INCOME	26650	30500	34300	38100	41150	44200	47250	50300
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Sumter County, AL</b>								
VERY LOW INCOME	16700	19050	21450	23800	25750	27650	29550	31450
LOW INCOME	26650	30500	34300	38100	41150	44200	47250	50300
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Talladega County, AL</b>								
VERY LOW INCOME	17150	19600	22050	24500	26500	28450	30400	32350
LOW INCOME	27450	31350	35300	39200	42350	45450	48600	51750
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Tallapoosa County, AL</b>								
VERY LOW INCOME	18050	20600	23200	25750	27850	29900	31950	34000
LOW INCOME	28850	32950	37100	41200	44500	47800	51100	54400
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Washington County, AL</b>								
VERY LOW INCOME	19250	22000	24750	27500	29700	31900	34100	36300
LOW INCOME	30800	35200	39600	44000	47500	51050	54550	58100
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Wilcox County, AL</b>								
VERY LOW INCOME	16700	19050	21450	23800	25750	27650	29550	31450
LOW INCOME	26650	30500	34300	38100	41150	44200	47250	50300
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

\* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

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OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:ALABAMA

----- A J U S T E D I N C O M E L I M I T S -----

P R O G R A M	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Winston County, AL								
VERY LOW INCOME	16700	19050	21450	23800	25750	27650	29550	31450
LOW INCOME	26650	30500	34300	38100	41150	44200	47250	50300
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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02/07/2013 SPECIAL PN

01 ALABAMA

-----METROPOLITAN AREA-----

-----Counties of FMR AREA within STATE-----

Anniston-Oxford, AL MSA - 11500  
 Anniston-Oxford, AL MSA - METRO11500M11500  
 Auburn-Opelika, AL MSA - 12220  
 Auburn-Opelika, AL MSA - METRO12220M12220  
 Birmingham-Hoover, AL MSA - 13820  
 Birmingham-Hoover, AL HMFA - METRO13820M13820  
 Chilton County, AL HMFA - METRO13820N01021  
 Walker County, AL HMFA - METRO13820N01127  
 Columbus, GA-AL MSA - 17980  
 Columbus, GA-AL MSA - METRO17980M17980  
 Decatur, AL MSA - 19460  
 Decatur, AL MSA - METRO19460M19460  
 Dothan, AL MSA - 20020  
 Dothan, AL HMFA - METRO20020M20020  
 Henry County, AL HMFA - METRO20020N01067  
 Florence-Muscle Shoals, AL MSA - 22520  
 Florence-Muscle Shoals, AL MSA - METRO22520M22520  
 Gadsden, AL MSA - 23460  
 Gadsden, AL MSA - METRO23460M23460  
 Huntsville, AL MSA - 26620  
 Huntsville, AL MSA - METRO26620M26620  
 Mobile, AL MSA - 33660  
 Mobile, AL MSA - METRO33660M33660  
 Montgomery, AL MSA - 33860  
 Montgomery, AL MSA - METRO33860M33860  
 Tuscaloosa, AL MSA - 46220  
 Tuscaloosa, AL MSA - METRO46220M46220

015-Calhoun  
 081-Lee  
 007-Bibb, 009-Blount, 073-Jefferson, 115-St. Clair, 117-Shelby  
 021-Chilton  
 127-Walker  
 113-Russell  
 079-Lawrence, 103-Morgan  
 061-Geneva, 069-Houston  
 067-Henry  
 033-Colbert, 077-Lauderdale  
 055-Etowah  
 083-Limestone, 089-Madison  
 097-Mobile  
 001-Autauga, 051-Elmore, 085-Lowndes, 101-Montgomery  
 063-Greene, 065-Hale, 125-Tuscaloosa

-----NONMETROPOLITAN COUNTIES-----

003-Baldwin	005-Barbour	011-Bullock	013-Butler	017-Chambers
019-Cherokee	023-Choctaw	025-Clarke	027-Clay	029-Cleburne
031-Coffee	035-Conecuh	037-Coosa	039-Covington	041-Crenshaw
043-Cullman	045-Dale	047-Dallas	049-DeKalb	053-Escambia
057-Fayette	059-Franklin	071-Jackson	075-Lamar	087-Macon
091-Marengo	093-Marion	095-Marshall	099-Monroe	105-Perry
107-Pickens	109-Pike	111-Randolph	119-Sumter	121-Talladega
123-Tallapoosa	129-Washington	131-Wilcox	133-Winston	