

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:SOUTH CAROLINA

----- 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*
Anderson, SC MSA								
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
Augusta-Richmond County, GA-SC MSA								
VERY LOW INCOME	20300	23200	26100	28950	31300	33600	35900	38250
LOW INCOME	32400	37050	41650	46300	50000	53700	57400	61100
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Charleston-North Charleston-Summerville, SC MSA								
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
Charlotte-Gastonia-Rock Hill, NC-SC MSA								
Charlotte-Gastonia-Rock Hill, NC-SC HUD Metro FMR Area								
VERY LOW INCOME	24000	27400	30850	34250	37000	39750	42500	45250
LOW INCOME	38350	43850	49300	54800	59200	63550	67950	72350
MOD.INC-GUAR.LOAN	78800	78800	78800	78800	104000	104000	104000	104000
Columbia, SC MSA								
Columbia, SC HUD Metro FMR Area								
VERY LOW INCOME	22600	25800	29050	32250	34850	37450	40000	42600
LOW INCOME	36100	41300	46450	51600	55750	59850	64000	68100
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Kershaw County, SC HUD Metro FMR Area								
VERY LOW INCOME	19900	22750	25600	28400	30700	32950	35250	37500
LOW INCOME	31800	36350	40900	45450	49100	52700	56350	60000
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Florence, SC MSA								
Darlington County, SC HUD Metro FMR Area								
VERY LOW INCOME	17500	20000	22500	25000	27000	29000	31000	33000
LOW INCOME	28000	32000	36000	40000	43200	46400	49600	52800
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Florence, SC HUD Metro FMR Area								
VERY LOW INCOME	18150	20750	23350	25900	28000	30050	32150	34200
LOW INCOME	29000	33150	37300	41450	44750	48100	51400	54700
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:SOUTH CAROLINA	----- 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*
Greenville-Mauldin-Easley, SC MSA								
Greenville-Mauldin-Easley, SC MSA								
VERY LOW INCOME	20650	23600	26550	29500	31900	34250	36600	38950
LOW INCOME	33050	37750	42500	47200	51000	54750	58550	62300
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Laurens County, SC HUD Metro FMR Area								
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
Myrtle Beach-North Myrtle Beach-Conway, SC MSA								
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
Spartanburg, SC MSA								
VERY LOW INCOME	19950	22800	25650	28450	30750	33050	35300	37600
LOW INCOME	31850	36400	40950	45500	49150	52800	56400	60050
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Sumter, SC MSA								
VERY LOW INCOME	17200	19650	22100	24550	26550	28500	30450	32450
LOW INCOME	27500	31450	35350	39300	42450	45600	48750	51900
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Abbeville County, SC								
VERY LOW INCOME	17200	19650	22100	24550	26550	28500	30450	32450
LOW INCOME	27500	31450	35350	39300	42450	45600	48750	51900
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Allendale County, SC								
VERY LOW INCOME	17200	19650	22100	24550	26550	28500	30450	32450
LOW INCOME	27500	31450	35350	39300	42450	45600	48750	51900
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Bamberg County, SC								
VERY LOW INCOME	17200	19650	22100	24550	26550	28500	30450	32450
LOW INCOME	27500	31450	35350	39300	42450	45600	48750	51900
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Barnwell County, SC								
VERY LOW INCOME	20500	23400	26350	29250	31600	33950	36250	38600
LOW INCOME	32750	37450	42100	46800	50550	54300	58050	61800
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:SOUTH CAROLINA

----- 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*
Beaufort County, SC								
VERY LOW INCOME	24450	27950	31450	34900	37700	40500	43300	46100
LOW INCOME	39100	44700	50250	55850	60300	64800	69250	73700
MOD.INC-GUAR.LOAN	80300	80300	80300	80300	106000	106000	106000	106000
Cherokee County, SC								
VERY LOW INCOME	19200	21950	24700	27450	29650	31850	34050	36250
LOW INCOME	30750	35150	39550	43900	47450	50950	54450	57950
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Chester County, SC								
VERY LOW INCOME	17200	19650	22100	24550	26550	28500	30450	32450
LOW INCOME	27500	31450	35350	39300	42450	45600	48750	51900
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Chesterfield County, SC								
VERY LOW INCOME	17200	19650	22100	24550	26550	28500	30450	32450
LOW INCOME	27500	31450	35350	39300	42450	45600	48750	51900
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Clarendon County, SC								
VERY LOW INCOME	17200	19650	22100	24550	26550	28500	30450	32450
LOW INCOME	27500	31450	35350	39300	42450	45600	48750	51900
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Colleton County, SC								
VERY LOW INCOME	17200	19650	22100	24550	26550	28500	30450	32450
LOW INCOME	27500	31450	35350	39300	42450	45600	48750	51900
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Dillon County, SC								
VERY LOW INCOME	17200	19650	22100	24550	26550	28500	30450	32450
LOW INCOME	27500	31450	35350	39300	42450	45600	48750	51900
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Georgetown County, SC								
VERY LOW INCOME	20200	23050	25950	28800	31150	33450	35750	38050
LOW INCOME	32250	36900	41500	46100	49800	53500	57150	60850
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Greenwood County, SC								
VERY LOW INCOME	18700	21350	24050	26700	28850	30950	33100	35250
LOW INCOME	29900	34150	38450	42700	46100	49550	52950	56350
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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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:SOUTH CAROLINA

----- 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*
Hampton County, SC								
VERY LOW INCOME	17200	19650	22100	24550	26550	28500	30450	32450
LOW INCOME	27500	31450	35350	39300	42450	45600	48750	51900
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Jasper County, SC								
VERY LOW INCOME	17200	19650	22100	24550	26550	28500	30450	32450
LOW INCOME	27500	31450	35350	39300	42450	45600	48750	51900
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Lancaster County, SC								
VERY LOW INCOME	17850	20400	22950	25450	27500	29550	31600	33600
LOW INCOME	28500	32550	36650	40700	43950	47200	50450	53700
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Lee County, SC								
VERY LOW INCOME	17200	19650	22100	24550	26550	28500	30450	32450
LOW INCOME	27500	31450	35350	39300	42450	45600	48750	51900
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Marion County, SC								
VERY LOW INCOME	17200	19650	22100	24550	26550	28500	30450	32450
LOW INCOME	27500	31450	35350	39300	42450	45600	48750	51900
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Marlboro County, SC								
VERY LOW INCOME	17200	19650	22100	24550	26550	28500	30450	32450
LOW INCOME	27500	31450	35350	39300	42450	45600	48750	51900
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
McCormick County, SC								
VERY LOW INCOME	17200	19650	22100	24550	26550	28500	30450	32450
LOW INCOME	27500	31450	35350	39300	42450	45600	48750	51900
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Newberry County, SC								
VERY LOW INCOME	18450	21100	23750	26350	28500	30600	32700	34800
LOW INCOME	29500	33700	37950	42150	45500	48900	52250	55650
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Oconee County, SC								
VERY LOW INCOME	19300	22050	24800	27550	29750	31950	34150	36350
LOW INCOME	30850	35300	39700	44100	47650	51150	54700	58200
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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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:SOUTH CAROLINA

----- 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*
Orangeburg County, SC								
VERY LOW INCOME	17200	19650	22100	24550	26550	28500	30450	32450
LOW INCOME	27500	31450	35350	39300	42450	45600	48750	51900
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Union County, SC								
VERY LOW INCOME	17200	19650	22100	24550	26550	28500	30450	32450
LOW INCOME	27500	31450	35350	39300	42450	45600	48750	51900
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Williamsburg County, SC								
VERY LOW INCOME	17200	19650	22100	24550	26550	28500	30450	32450
LOW INCOME	27500	31450	35350	39300	42450	45600	48750	51900
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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** 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

45 SOUTH CAROLINA

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

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

Anderson, SC MSA - 11340
 Anderson, SC MSA - METRO11340M11340
 Augusta-Richmond County, GA-SC MSA - 12260
 Augusta-Richmond County, GA-SC MSA - METRO12260M12260
 Charleston-North Charleston-Summerville, SC MSA - 1670
 Charleston-North Charleston-Summerville, SC MSA - METRO16700M16700
 Charlotte-Gastonia-Rock Hill, NC-SC MSA - 16740
 Charlotte-Gastonia-Rock Hill, NC-SC HMFA - METRO16740M16740
 Columbia, SC MSA - 17900
 Columbia, SC HMFA - METRO17900M17900

 Kershaw County, SC HMFA - METRO17900N45055
 Florence, SC MSA - 22500
 Darlington County, SC HMFA - METRO22500N45031
 Florence, SC HMFA - METRO22500M22500
 Greenville-Mauldin-Easley, SC MSA - 24860
 Greenville-Mauldin-Easley, SC MSA - METRO24860M24860
 Laurens County, SC HMFA - METRO24860N45059
 Myrtle Beach-North Myrtle Beach-Conway, SC MSA - 34820
 Myrtle Beach-North Myrtle Beach-Conway, SC MSA - METRO34820M34820
 Spartanburg, SC MSA - 43900
 Spartanburg, SC MSA - METRO43900M43900
 Sumter, SC MSA - 44940
 Sumter, SC MSA - METRO44940M44940

007-Anderson
 003-Aiken, 037-Edgefield
 015-Berkeley, 019-Charleston, 035-Dorchester
 091-York
 017-Calhoun, 039-Fairfield, 063-Lexington, 079-Richland,
 081-Saluda
 055-Kershaw

 031-Darlington
 041-Florence

 045-Greenville, 077-Pickens
 059-Laurens

 051-Horry

 083-Spartanburg

 085-Sumter

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

001-Abbeville	005-Allendale	009-Bamberg	011-Barnwell	013-Beaufort
021-Cherokee	023-Chester	025-Chesterfield	027-Clarendon	029-Colleton
033-Dillon	043-Georgetown	047-Greenwood	049-Hampton	053-Jasper
057-Lancaster	061-Lee	067-Marion	069-Marlboro	065-McCormick
071-Newberry	073-Oconee	075-Orangeburg	087-Union	089-Williamsburg