

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:WEST VIRGINIA	----- 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*
Charleston, WV MSA								
Boone County, WV 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
Charleston, WV HUD Metro FMR Area								
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
Cumberland, MD-WV MSA								
VERY LOW INCOME	26700	30500	34300	38100	41150	44200	47250	50300
LOW INCOME	42650	48750	54850	60950	65850	70700	75600	80450
MOD.INC-GUAR.LOAN	96150	96150	96150	96150	126900	126900	126900	126900
Hagerstown-Martinsburg, MD-WV MSA								
Martinsburg, WV HUD Metro FMR Area								
VERY LOW INCOME	26700	30500	34300	38100	41150	44200	47250	50300
LOW INCOME	42650	48750	54850	60950	65850	70700	75600	80450
MOD.INC-GUAR.LOAN	96150	96150	96150	96150	126900	126900	126900	126900
Huntington-Ashland, WV-KY-OH MSA								
VERY LOW INCOME	17800	20350	22900	25400	27450	29500	31500	33550
LOW INCOME	28450	32500	36600	40650	43900	47150	50400	53650
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Morgantown, WV MSA								
VERY LOW INCOME	20800	23800	26750	29700	32100	34500	36850	39250
LOW INCOME	33250	38000	42750	47500	51300	55100	58900	62700
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Parkersburg-Marietta-Vienna, WV-OH MSA								
VERY LOW INCOME	19550	22350	25150	27900	30150	32400	34600	36850
LOW INCOME	31250	35700	40200	44650	48200	51800	55350	58950
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Steubenville-Weirton, OH-WV MSA								
VERY LOW INCOME	18850	21500	24200	26900	29050	31200	33350	35500
LOW INCOME	30150	34450	38750	43050	46500	49950	53400	56850
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:WEST VIRGINIA	----- 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*
Washington-Arlington-Alexandria, DC-VA-MD-WV MSA								
Jefferson County, WV HUD Metro FMR Area								
VERY LOW INCOME	28700	32800	36900	41000	44300	47600	50850	54150
LOW INCOME	45100	51500	57950	64400	69550	74700	79850	85000
MOD.INC-GUAR.LOAN	92600	92600	92600	92600	122250	122250	122250	122250
Wheeling, WV-OH MSA								
VERY LOW INCOME	18100	20700	23300	25850	27950	30000	32100	34150
LOW INCOME	28950	33100	37200	41350	44650	47950	51250	54600
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Winchester, VA-WV MSA								
VERY LOW INCOME	23000	26300	29600	32850	35500	38150	40750	43400
LOW INCOME	36800	42050	47300	52550	56750	60950	65150	69350
MOD.INC-GUAR.LOAN	75550	75550	75550	75550	99750	99750	99750	99750
Barbour County, WV								
VERY LOW INCOME	16150	18450	20750	23050	24900	26750	28600	30450
LOW INCOME	25850	29500	33200	36900	39850	42800	45750	48700
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Braxton County, WV								
VERY LOW INCOME	16150	18450	20750	23050	24900	26750	28600	30450
LOW INCOME	25850	29500	33200	36900	39850	42800	45750	48700
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Calhoun County, WV								
VERY LOW INCOME	16150	18450	20750	23050	24900	26750	28600	30450
LOW INCOME	25850	29500	33200	36900	39850	42800	45750	48700
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Doddridge County, WV								
VERY LOW INCOME	16150	18450	20750	23050	24900	26750	28600	30450
LOW INCOME	25850	29500	33200	36900	39850	42800	45750	48700
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Fayette County, WV								
VERY LOW INCOME	16150	18450	20750	23050	24900	26750	28600	30450
LOW INCOME	25850	29500	33200	36900	39850	42800	45750	48700
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Gilmer County, WV								
VERY LOW INCOME	16150	18450	20750	23050	24900	26750	28600	30450
LOW INCOME	25850	29500	33200	36900	39850	42800	45750	48700
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:WEST VIRGINIA		----- 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*
Grant County, WV	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
Greenbrier County, WV	VERY LOW INCOME	16150	18450	20750	23050	24900	26750	28600	30450
	LOW INCOME	25850	29500	33200	36900	39850	42800	45750	48700
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Hardy County, WV	VERY LOW INCOME	17400	19850	22350	24800	26800	28800	30800	32750
	LOW INCOME	27800	31750	35750	39700	42900	46050	49250	52400
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Harrison County, WV	VERY LOW INCOME	18500	21150	23800	26400	28550	30650	32750	34850
	LOW INCOME	29600	33800	38050	42250	45650	49000	52400	55750
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Jackson County, WV	VERY LOW INCOME	18450	21050	23700	26300	28450	30550	32650	34750
	LOW INCOME	29450	33700	37900	42100	45450	48850	52200	55550
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Lewis County, WV	VERY LOW INCOME	16150	18450	20750	23050	24900	26750	28600	30450
	LOW INCOME	25850	29500	33200	36900	39850	42800	45750	48700
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Logan County, WV	VERY LOW INCOME	16200	18500	20800	23100	24950	26800	28650	30500
	LOW INCOME	25850	29550	33250	36950	39900	42850	45800	48750
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Marion County, WV	VERY LOW INCOME	18250	20850	23450	26050	28150	30250	32350	34400
	LOW INCOME	29200	33350	37550	41700	45050	48350	51700	55050
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Mason County, WV	VERY LOW INCOME	16150	18450	20750	23050	24900	26750	28600	30450
	LOW INCOME	25850	29500	33200	36900	39850	42800	45750	48700
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:WEST VIRGINIA		----- 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*
McDowell County, WV	VERY LOW INCOME	16150	18450	20750	23050	24900	26750	28600	30450
	LOW INCOME	25850	29500	33200	36900	39850	42800	45750	48700
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Mercer County, WV	VERY LOW INCOME	16150	18450	20750	23050	24900	26750	28600	30450
	LOW INCOME	25850	29500	33200	36900	39850	42800	45750	48700
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Mingo County, WV	VERY LOW INCOME	16150	18450	20750	23050	24900	26750	28600	30450
	LOW INCOME	25850	29500	33200	36900	39850	42800	45750	48700
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Monroe County, WV	VERY LOW INCOME	17300	19750	22200	24650	26650	28600	30600	32550
	LOW INCOME	27600	31550	35500	39450	42600	45750	48900	52050
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Nicholas County, WV	VERY LOW INCOME	16800	19200	21600	24000	25950	27850	29800	31700
	LOW INCOME	26900	30700	34550	38400	41450	44550	47600	50700
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Pendleton County, WV	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
Pocahontas County, WV	VERY LOW INCOME	16150	18450	20750	23050	24900	26750	28600	30450
	LOW INCOME	25850	29500	33200	36900	39850	42800	45750	48700
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Raleigh County, WV	VERY LOW INCOME	18950	21650	24350	27050	29250	31400	33550	35750
	LOW INCOME	30300	34650	38950	43300	46750	50250	53700	57150
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Randolph County, WV	VERY LOW INCOME	17350	19800	22300	24750	26750	28750	30700	32700
	LOW INCOME	27700	31700	35650	39600	42750	45950	49100	52250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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02/07/2013 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:WEST VIRGINIA		----- 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*	
Ritchie County, WV	VERY LOW INCOME	16350	18650	21000	23300	25200	27050	28900	30800
	LOW INCOME	26100	29850	33550	37300	40300	43250	46250	49250
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Roane County, WV	VERY LOW INCOME	16150	18450	20750	23050	24900	26750	28600	30450
	LOW INCOME	25850	29500	33200	36900	39850	42800	45750	48700
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Summers County, WV	VERY LOW INCOME	16150	18450	20750	23050	24900	26750	28600	30450
	LOW INCOME	25850	29500	33200	36900	39850	42800	45750	48700
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Taylor County, WV	VERY LOW INCOME	17000	19400	21850	24250	26200	28150	30100	32050
	LOW INCOME	27150	31050	34900	38800	41900	45000	48100	51200
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Tucker County, WV	VERY LOW INCOME	16150	18450	20750	23050	24900	26750	28600	30450
	LOW INCOME	25850	29500	33200	36900	39850	42800	45750	48700
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Tyler County, WV	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
Upshur County, WV	VERY LOW INCOME	16750	19150	21550	23900	25850	27750	29650	31550
	LOW INCOME	26800	30600	34450	38250	41300	44350	47450	50500
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Webster County, WV	VERY LOW INCOME	16150	18450	20750	23050	24900	26750	28600	30450
	LOW INCOME	25850	29500	33200	36900	39850	42800	45750	48700
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Wetzel County, WV	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

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STATE:WEST VIRGINIA

----- 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*
Wyoming County, WV								
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

54 WEST VIRGINIA

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

Charleston, WV MSA - 16620  
 Boone County, WV HMFA - METRO16620N54005  
 Charleston, WV HMFA - METRO16620M16620  
 Cumberland, MD-WV MSA - 19060  
 Cumberland, MD-WV MSA - METRO19060M19060  
 Hagerstown-Martinsburg, MD-WV MSA - 25180  
 Martinsburg, WV HMFA - METRO25180MM0877  
 Huntington-Ashland, WV-KY-OH MSA - 26580  
 Huntington-Ashland, WV-KY-OH MSA - METRO26580M26580  
 Morgantown, WV MSA - 34060  
 Morgantown, WV MSA - METRO34060M34060  
 Parkersburg-Marietta-Vienna, WV-OH MSA - 37620  
 Parkersburg-Marietta-Vienna, WV-OH MSA - METRO37620M37620  
 Steubenville-Weirton, OH-WV MSA - 44600  
 Steubenville-Weirton, OH-WV MSA - METRO44600M44600  
 Washington-Arlington-Alexandria, DC-VA-MD-WV MSA - 479  
 Jefferson County, WV HMFA - METRO47900MM3630  
 Wheeling, WV-OH MSA - 48540  
 Wheeling, WV-OH MSA - METRO48540M48540  
 Winchester, VA-WV MSA - 49020  
 Winchester, VA-WV MSA - METRO49020M49020

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

005-Boone  
 015-Clay, 039-Kanawha, 043-Lincoln, 079-Putnam  
 057-Mineral  
 003-Berkeley, 065-Morgan  
 011-Cabell, 099-Wayne  
 061-Monongalia, 077-Preston  
 073-Pleasants, 105-Wirt, 107-Wood  
 009-Brooke, 029-Hancock  
 037-Jefferson  
 051-Marshall, 069-Ohio  
 027-Hampshire

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

001-Barbour	007-Braxton	013-Calhoun	017-Doddridge	019-Fayette
021-Gilmer	023-Grant	025-Greenbrier	031-Hardy	033-Harrison
035-Jackson	041-Lewis	045-Logan	049-Marion	053-Mason
047-McDowell	055-Mercer	059-Mingo	063-Monroe	067-Nicholas
071-Pendleton	075-Pocahontas	081-Raleigh	083-Randolph	085-Ritchie
087-Roane	089-Summers	091-Taylor	093-Tucker	095-Tyler
097-Upshur	101-Webster	103-Wetzel	109-Wyoming	