30 Year Fixed

Cities Eligible \*\* for

***100% USDA financing***

in Riverside and

San Bernardino Counties

Riverside County

Blythe

Cabazon

Calimesa

Cherry Valley

Coachella

Desert Hot Springs

Homeland

Lakeview

Mecca

Sun City

Thousand Palms

Wildomar

Winchester

Combined Income Limitsfor 2022:

Family of 1 - 4 $ 91,900

Family of 5 - 8 $ 121,300

The income from ALL family members residing in the property is taken into consideration in this calculation even if they will not be on title !

\*\* Not all properties are eligible for USDA financing even if they are located in the cities that are eligible

Verify your specific properties

USDA eligibility by going to:

[USDA Property Eligibility](https://eligibility.sc.egov.usda.gov/eligibility/incomeEligibilityAction.do?pageAction=state)

( click on Single Family Housing Guaranteed )

or, Call me, Scottt Simmons, at 760-831-0044

 and I’ll do it for you.



Rates, terms, fees, information, guidelines, deemed reliable but subject to change and therefore not guaranteed.

Scott Simmons

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San Bernardino County

Adelanto

Baker

Big Bear City

Big Bear Lake

Crestline

Joshua Tree

Lake Arrowhead

Morongo Valley

Lucerne Valley

Needles

Running Springs

29 Palms

Yucca Valley

Basic *guidelines*:

Primary residences only.

Owner Occupant Co-Signors only

sfr’s, pud’s or FHA, FNMA, FHLMC approved condo’s

“Luxury items”, (pools, spas), value is deducted from the appraised value, (reduces the loan amount by the value of the luxury item).

Minimum 620 Credit Score with us.

29/41 debt to income ratios

Seller can pay up to 6% of all closing costs

20% of sales price in liquid assets disqualifies buyer

Lot values not to exceed 30% of appraised value

All spouses credit and credit obligations always used in qualifying.

Income documentation & verification, (signed 4506 required) from EVERY family member who will be residing in the property will be required (and used to calculate maximum family income limits).

Bankruptcies, Foreclosures, Short Sales, allowed after 36 months.