

# 504 LOAN AND GRANT PROGRAM

We are pleased that you are interested in the USDA, Rural Development Single-Family Housing, 504 Repair Loan and Grant Program. This Program is for very low-income households and for necessary home repairs and improvements. **Grant Funds are only available if the Applicant or Co-Applicant are age 62 or older.**

## 504 Home Repair Regulation Changes

### **Maximum 504 grant lifetime benefit limit increased**

The 504 grant maximum used to be \$7,500. Now it's \$10,000.

### **Maximum 504 loan limit increased**

The maximum 504 loan limit has increased from \$20,000 to \$40,000. Past and current 504 loan customers can now get up to \$20,000 more in assistance at 1% interest, a great tool to make more repairs.

### **Higher loan limit for title insurance and closing agent requirement**

A title agent and title were always requirements for loans of more than \$7,500. Now, they are only mandatory for loans in excess of \$25,000, freeing up more funds for more extensive upgrades and repairs.

### **Site value restriction removed**

Previously, the value of the site could not exceed 30 percent of the "as improved" market value of the property. This is no longer a consideration.

### **Swimming pool restriction removed**

The 'modest housing' definition has been revised to include properties with swimming pools, which were formerly ineligible for 504 improvements

## **For further information please contact:**

**Anthony Capone**  
**USDA RD Housing Program Director**  
**(603) 223-6050**  
[Anthony.capone@usda.gov](mailto:Anthony.capone@usda.gov)