TABLE OF CONTENTS

CHAPTER 1: 1.1	GENERAL PROGRAM REQUIREMENTS WELCOME TO THE HANDBOOK	Page 1-1 1-1
SECTION 1: 1.2	INTRODUCTION TO THE HANDBOOK USING THIS HANDBOOK A. Citations B. Attachments and Appendices C. Terminology GETTING ADDITIONAL HELP	1-1 1-1 1-1 1-2 1-2 1-3
SECTION 2: 1.4 1.5	OVERVIEW OF THE SFHGLP SFHGLP GOALS SFHGLP SUMMARY	1-3 1-3 1-4
1.7 1.8 1.9 1.10 1.11 1.12	GENERAL PROGRAM REQUIREMENTS CIVIL RIGHTS A. Major Civil Rights Laws Affecting the SFHGLP B. Nondiscrimination Practices C. Reasonable Accommodations for Persons with Disabilities REVIEW AND APPEALS STATE AND LOCAL LAW EXCEPTION AUTHORITY A. Who Can File a Request B. What Must be Included in the Request C. Where Requests are Submitted CONFLICT OF INTEREST A. Prohibited Relationships B. Disclosure Requirements UNAUTHORIZED ASSISTANCE AGENCY LOAN APPROVAL AUTHORITY GUIDELINES FOR SINGLE FAMILY HOUSING GUARANTEED PROGRAM A. Training B. Proficiency Testing C. Mentoring D. File Review E. Supervisor Recommendation for Approval F. Continued Training Process G. Reinstatement of Approval Authority	1-4 1-4 1-5 1-5 1-6 1-6 1-7 1-7 1-7 1-7 1-7 1-9 1-10 1-10 1-11 1-11 1-12 1-12
ATTACHMENT 1-A:	NOTICE OF RELATIONSHIP/ASSOCIATION BETWEEN SFHGLP APPLICANT AND RURAL DEVELOPMENT EMPLOYEE	
ATTACHMENT 1-B:	REQUIREMENTS FOR HANDLING SFHGLP APPLICATION OF EMPLOYEE, RELATIVE OR ASSOCIATE	
CHAPTER 2: 2.1 2.2	RECORD RETENTION INTRODUCTION LENDER RECORD MAINTENANCE A. Loan Origination Records B. Payment and Disbursement Records	2-1 2-1 2-1 2-1 2-2

2.3	AGENCY RECORD MAINTENANCE A. Lender Approval Files B. Mortgage Files	2-2 2-2 2-3
CHAPTER 3:	LENDER APPROVAL	3-1
3.1	INTRODUCTION	3-1
3.2	LENDER APPROVAL CRITERIA	3-1
	A. Approval from Another Recognized Source	3-1
	B. Approval by Demonstrated Ability	3-2
2.2	C. Participation as an Agent of an Approved Lender	3-4
3.3	APPLICATION A. Quality Control Plan	3-5 3-6
	B. Additional Requirements for Quality Control Plans for Servicing	3-7
	Lenders	0 ,
3.4	AGENCY REVIEW	3-7
	A. Approval of Application	3-8
	B. Denial of Application	3-8
	C. Record Retention	3-8
3.5	LENDER SALE OF GUARANTEED LOANS	3-9
3.6 3.7	LENDER RESPONSIBILITY EDUCATION AND OUTREACH	3-9
3./	A. Lenders	3-9 3-9
	B. Agency	3-10
3.8	MONITORING A LENDER'S ORIGINATION AND SERVICING OF	3-10
5.0	LOANS	5 10
	A. Review Circumstances and Factors	3-10
	B. Conducting Oversight Reviews	3-10
3.9	LENDER RECERTIFICATION AND REVOKING LENDER ELIGIBILITY	3-11
3.10	VOLUNTARY WITHDRAWAL	3-12
ATTACHMENT 3-A:	LENDER APPROVAL CHECKLIST	
CHAPTER 4:	LENDER RESPONSIBILITIES	4-1
4.1	INTRODUCTION	4-1
4.2	OPERATE RESPONSIBLY	4-1
4.3	MAINTAIN A WELL-TRAINED STAFF	4-2
4.4	COLLECT PAYMENTS AND ENSURE PAYMENT OF TAXES AND INSURANCE	4-2
4.5	MAINTAIN FIDELITY BONDING	4-2
4.6	SELL LOANS ONLY TO APPROVED LENDERS	4-3
	A. Procedure	4-3
	B. Purchaser Risks and Responsibilities	4-3
4.7	REPORT SIGNIFICANT CHANGES	4-3
4.8 4.9	ADHERE TO SFHGLP GUIDELINES INDEMNIFICATION	4-4 4-5
4.10	PREVENT MORTGAGE FRAUD	4-3 4-6
4.11	WITHDRAWAL OF APPROVAL	4-0 4-7
7.11	A. Criteria to Withdraw Approval	4-7
	B. Sale of Loans Upon Termination	4-7
4.12	ADDITIONAL LENDER RESPONSIBILITIES UPON APPROVAL	4-8
ATTACHMENT A A.	CONDITIONS FOR LENDERS NOT HOLDING FUNDS IN ESCROW	
ATTACHMENT 4-A: ATTACHMENT 4-B:	SAMPLE FOR ACKNOWLEDGMENT OF REAL ESTATE TAX AND	
TITIOINIDINI T'D.	HAZARD INSURANCE REQUIREMENTS	

CHAPTER 5:	ORIGINATION AND UNDERWRITING OVERVIEW	5-1
5.1	INTRODUCTION	5-1
5.2	REQUESTING A GUARANTEE	5-1
	A. Preliminary Determination of Applicant Eligibility	5-1
	B. Informing the Applicant	5-2
5.3	UTILIZING THE GUARANTEED UNDERWRITING SYSTEM	5-3
	A. Functionality of GUS	5-3
	B. Gaining Access to GUS	5-5
	C. Underwriting Guidance for Lenders	5-5
	D. Compatible Loan Origination System (LOS) and Point of Sale (POS) Venders	5-5
	E. Cash Reserves	5-6
	F. Omitting Liabilities	5-6
	G. Established Data Tolerances	5-6
	H. GUS Findings and Underwriting Report	5-7
	I. Lender Steps When Requesting a Commitment	5-8
	J. GUS Underwriting Recommendations	5-9
	K. Lender's Reliance on the GUS System	5-11
	L. Lender's Permanent Loan File – Documentation Requirements	5-11
	M. Resubmission Policy	5-12
	N. Lender's Representations to the Agency Upon Final Submission	5-13
	O. Termination	5-13
CHAPTER 6:	LOAN PURPOSES	6-1
6.1	INTRODUCTION	6-1
6.2	ELIGIBLE LOAN PURPOSES	6-1
-	A. Acquiring a Site and Dwelling	6-1
	B. Repairs and Rehabilitation	6-1
	C. Reasonable and Customary Expenses Associated with the Purchase of an Existing Dwelling or New Construction	6-2
	D. Refinance	6-4
	E. Supplemental Loans	6-9
6.3	PROHIBITED LOAN PURPOSES	6-9
6.4	AGENCY REVIEW OF LOAN PURPOSES	6-10
ATTACHMENT 6-A	REFINANCE OPTIONS FOR SECTION 502 DIRECT AND GUARANTEED LOANS	
CHAPTER 7:	LOAN TERMS AND CONDITIONS	7-1
7.1	INTRODUCTION	7-1 7-1
7.2		7-1
7.3	LOAN TERMS	7-1
1.5	A. Repayment Period	7-2
	B. Interest Rate	7-2
	C. Terms Unacceptable for a Guarantee	7-3
CHAPTER 8:	APPLICANT CHARACTERISTICS	8-1
8.1	INTRODUCTION	8-1
8.2	APPLICANT ELIGIBILITY REQUIREMENTS	8-1
-	A. Owning a Dwelling	8-1
	B. Obtaining Credit	8-2
	C. Occupying the Property	8-4
	D. Having Legal Capacity	8-4
	E. Not Having a Suspension or Debarment	8-5

8.3	F. Having Acceptable Citizenship or Immigration Status TRUTHFUL APPLICATION	8-6 8-8
	INCOME ANALYSIS	9-1
9.1	INTRODUCTION	9-1
SECTION 1:	ELIGIBILITY INCOME	9-1
		9-1
9.3	ANNUAL INCOME	9-1
	A. Income That is Never Counted B. Calculation of Annual Income	9-2 9-2
	C. Income of Temporarily Absent Family Members	9-3
	D. Applicant Assets	9-3
	E. Verification Requirements	9-4
9.4		9-8
9.5	ADJUSTED ANNUAL INCOME	9-9
9.6	AGENCY REVIEW OF HOUSEHOLD INCOME	9-9
SECTION 2:	REPAYMENT INCOME	9-10
9.7	OVERVIEW	9-10
9.8	STABLE AND DEPENDABLE INCOME	9-10
9.9	AGENCY REVIEW OF REPAYMENT INCOME	9-11
9.10		9-11
9.11	EDUCATION	9-12
ATTACHMENT 9-A:	INCOME AND DOCUMENTATION MATRIX	
ATTACHMENT 9-B:		
A TOTAL CITY ATTACK	AND REPAYMENT INCOME	
ATTACHMENT 9-C	EXAMPLE CASE STUDY: INCOME CALCULATION WORKSHEET	
ATTACHMENT 9-D:	ANNUAL INCOME: EXCLUDED SOURCES	
ATTACHMENT 9-E:	INFORMATION FOR ANALYZING TAX RETURNS FOR SELF-	
	EMPLOYED APPLICANTS	
ATTACHMENT 9-F:	WORKSHEET FOR DOCUMENTING ELIGIBLE HOUSEHOLD AND I	REPAYMENT
	INCOME (AGENCY USE ONLY)	
ATTACHMENT 9-G:	OPTIONAL VERIFICATION OF INCOME FORMS	
CHAPTER 10:	CREDIT ANALYSIS	10-1
10.1	INTRODUCTION	10-1
10.2		10-1
10.3	· · · · · · · · · · · · · · · · · · ·	10-2
10.4		10-3
ATTACHMENT 10-A:	CREDIT MATRIX	
CHAPTER 11:	RATIO ANALYSIS	11-1
11.1	INTRODUCTION	11-1
11.2		11-1
	A. The PITI Ratio	11-1
	B. The Total Debt Ratio	11-1
11.3	DEBT RATIO WAIVERS AND COMPENSATING FACTORS	11-8
	A. Purchase Transactions: Debt Ratio Waivers	11-8

11.4	B. Refinance Transactions: Debt Ratio Waivers	11-10
	MORTGAGE CREDIT CERTIFICATES	11-11
	FUNDED BUYDOWN ACCOUNTS	11-11
	SECTION 8 HOMEOWNERSHIP VOUCHERS	11-12
11.7	OBLIGATIONS NOT INCLUDED IN DEBT-TO-INCOME RATIOS	11-12
CHAPTER 12:	PROPERTY AND APPRAISAL REQUIREMENTS	12-1
12.1	INTRODUCTION	12-1
SECTION 1:	UNDERWRITING THE PROPERTY	12-1
12.2	OVERVIEW	12-1
12.3		12-1
	A. Rural Area Definition	12-1
	B. Notification of Rural Area Designation	12-2
10.4	C. Making Loans in Areas Changed to Non-rural	12-3
12.4	SITE REQUIREMENTS	12-3
SECTION 2:	APPRAISALS	12-6
12.5		12-6
	A. Qualified Appraiser	12-6
	B. Appraisal Report C. Agency Review	12-7 12-10
	D. Directors of the Origination and Processing Division Responsibilities	12-10
	E. Types of Agency Reviews	12-10
	F. Appraisals in Remote Rural Areas, on Tribal Lands, or in Areas	12-12
	Lacking Market Activity	
12.6	WATER AND WASTEWATER DISPOSAL SYSTEMS	12-13
	A. Water	12-14
	B. Wastewater	12-17
12.7	STREET ACCESS AND ROAD MAINTENANCE	12-18
	A. Access	12-18
	B. Maintenance	12-18
SECTION 3:	DWELLING REQUIREMENTS	12-19
12.8		12-19
12.9	EXISTING AND NEW DWELLINGS	12-19
	A. Existing Dwellings	12-19
	B. New Dwellings	12-21
	C. Repair Escrows for Existing and New Dwellings, Post Issuance of the Loan Note Guarantee	12-28
CE CETON 4		40.04
SECTION 4: 12.10		12-31
12.10	A. Due Diligence	12-31 12-31
	B. Flood Hazards	12-31
SECTION 5:	CONDOMINIUMS	12-33
SECTION 5: 12.11	CONDOMINIUMS CONDOMINIUMS AND PLANNED UNIT DEVELOPMENTS	12 -33 12-33
12.11	A. General Condominium Project Requirements	12-33
	B. Planned Unit Developments	12-35
	5. Trainied One Developments	12-30
SECTION 6:	COMBINATION CONSTRUCTION TO PERMANENT LOANS	12-37
12.12	SINGLE-CLOSE FEATURES	12-37
12.13	LENDER REQUIREMENTS	12-38

12.15 12.16 12.17 12.18 12.19 12.20 12.21 12.22 12.23 12.24 12.25 12.26	CONSTRUCTION CONTRACTOR-BUILDER REQUIREMENTS ELIGIBLE LOAN COSTS PLAN AND THERMAL CERTIFICATION APPRAISALS BUILDER WARRANTY LOAN APPROVAL PROCESS LOAN CLOSING AGE OF DOCUMENTS ISSUANCE OF THE LOAN NOTE GUARANTEE CONSTRUCTION DRAWS CHANGE ORDERS CASH BACK TO BORROWER MORTGAGE FILE DOCUMENTATION UNPLANNED CHANGES DURING CONSTRUCTION REHABILITATION AND REPAIR WITH PURCHASE OF EXISTING DWELLINGS A. Type of Loans B. Property Eligibility C. Managing Construction	12-39 12-40 12-41 12-41 12-42 12-42 12-42 12-44 12-44 12-45 12-45 12-45 12-46 12-46 12-47 12-48
ATTACHMENT 12-B: ATTACHMENT 12-C:	DETERMINING ELIGIBLE AREAS USING THE PUBLIC WEBSITE RURAL DEVELOPMENT CONDOMINIUM CERTIFICATION PROJECT REVIEW APPROVED LENDER CERTIFICATION – COMPLETION OF NEW CONSTRUCTION REPAIR ESCROW AND REHABILITATION & REPAIR WITH PURCHASE COMPARISON	
	SPECIAL PROPERTY TYPES INTRODUCTION	13-1 13-1
13.2 13.3	SPECIAL FORMS OF OWNERSHIP OVERVIEW LOANS FOR UNITS IN A COMMUNITY LAND TRUST A. Definition B. Protection of Lender Rights and Lien Position C. Appraisals D. Title Policy RESTRICTIONS ON RESALE PRICE A. Right of First Refusal LOANS ON LEASEHOLD ESTATES A. Definition B. Lease Requirements LOANS ON NATIVE AMERICAN RESTRICTED LAND A. Definition B. Requirements LOANS ON HAWAIIAN HOME LANDS A. Definition B. Requirements C. Recording	13-1 13-1 13-1 13-1 13-2 13-3 13-3 13-3
SECTION 2: 13.8 13.9 13.10	MANUFACTURED HOMES DEFINITION AUTHORIZED LOAN PURPOSES LOAN RESTRICTIONS	13-8 13-8 13-8 13-10

13.12	LOAN CLOSING FOR MANUFACTURED HOUSING A. Warranty Requirement B. Lien Release Requirements C. Real Estate Tax Requirement D. Title and Lien Requirements	13-12 13-12 13-12 13-12 13-12
SECTION 3:	MODULAR HOMES	13-13
	FUNDING [Official Agency Use]	14-1
14.1		14-1
14.2 14.3	PROGRAM FUNDING PROCESS PRIORITIZATION OF FUNDING	14-1 14-2
14.3	AGENCY ACTIONS – SHORTAGE OF FUNDS	14-2
17.7	A. Agency Actions When Funds are Not Available	14-3
	B. Agency Actions When Funds are Not Available – Conditional Commitments Subject to Availability of funds	14-4
14.5	LENDER WITHDRAWAL OF APPLICATION	14-4
14.6	AGENCY ACTION – REQUESTING FUNDS FROM THE NATIONAL OFFICE RESERVE	14-5
14.7	AGENCY ACTION – REQUEST FOR RESTORATION OF FUNDS	14-6
CHAPTER 15:	SUBMITTING THE APPLICATION PACKAGE	15-1
	INTRODUCTION LENDER RESPONSIBILITY	15-1 15-1
15.3	LOAN APPLICATION PACKAGE	15-1
13.3	A. Manually Underwritten Loans	15-1
	B. Manually Submitted Loans	15-2
	C. Guaranteed Underwriting System-GUS Accept loans	
15 4	ELECTRONIC CIONATURES	15-2
15.4 15.5	ELECTRONIC SIGNATURES AGENCY REVIEW OF APPLICATION PACKAGE	15-3 15-3
13.3	A. Content of Standard Review	15-3
	B. Agency Review of Lender's Underwriting Decisions	15-4
	C. Conditions for the Loan Guarantee	15-5
15.6	LENDER NOTIFICATION ON REQUEST FOR LOAN GUARANTEE	15-5
	A. The Request for a Loan Guarantee is Approved	15-5
	B. Return of Incomplete Applications	15-5
15.5	C. The Request for a Loan Guarantee is Denied	15-5
15.7	LENDER RESPONSE TO CONDITIONAL COMMITMENT	156
	A. Accepting the ConditionsB. Declining the Conditions for Loan Guarantee	15-6 15-6
	C. Requesting Changes in Conditions	15-6
ATTACHMENT 15-A:	LOAN ORIGINATION CHECKLIST	
CHAPTER 16:	CLOSING THE LOAN AND REQUESTING THE GUARANTEE	16-1
16.1	INTRODUCTION	16-1
16.2	CLOSING THE LOAN	16-1
16.3	REQUESTING THE LOAN NOTE GUARANTEE	16-4
16.4	UP-FRONT LOAN GUARANTEE FEE	16-5
- 0	A. Calculation of Up-Front Loan Guarantee Fee	16-5
	*	

16.5	ANNUAL FEE	16-7
	A. Amount of Annual Fee	16-7
	B. Calculation of Annual Fee	16-7
	C. Due Date of Annual Fee	16-7
	D. Payment of Annual Fee	16-7
	E. Advance Notice, Billing, and Reconciliation of the Annual Fee	16-8
	F. Late Charge on Unpaid Annual Fee	16-8
	G. Period Covered by Annual Fee	16-8
	H. Duration of Annual Fee	16-8
	I. Pro Rata Payment of the Annual Fee	16-9
	J. Method of Payment of the Annual Fee	16-9
	K. Nonpayment of the Annual Fee	16-9
16.6	TECHNOLOGY FEE	16-10
	A. Amount of Technology Fee	16-10
	B. CFPB Forms: Loan Estimate and Closing Disclosure	16-10
16.7	AGENCY REVIEW OF CLOSING DOCUMENTS AND ISSUANCE OF THE GUARANTEE	16-10
	A. Incomplete Closing Documents	16-10
	B. Acceptable Closing Documents	16-10
	C. Unacceptable Closing Documents	16-11
16.8	CLOSING DATE	16-11
16.9	DUPLICATE LOAN NOTE GUARANTEE	16-12
16.10	TRANSFERRING LOANS AND/OR SERVICING RIGHTS	16-13
16.11	ACCEPTABLE LIEN POSITION	16-13
16.12	OWNERSHIP REQUIREMENTS	16-13
10.12	A. Lender and Agency Responsibilities	16-13
	B. Acceptable Forms of Ownership	16-13
	C. Insurance Policy Requirements	16-16
ATTACHMENT 16-A:	AMENDMENTS TO MORTGAGES WITH LEASEHOLD	
ATTACHMENT 16 D.	INTEREST	
ATTACHMENT 16-B:	LOAN CLOSING REFERENCE GUIDE	
CHAPTER 17:	REGULAR SERVICING – PERFORMING LOANS	17-1
17.1	INTRODUCTION A. Sale of Loans to Approved Lenders	17-1 17-1
	B. Contracting for Servicing of SFHGLP Loans	17-1
	C. Notifying the Agency of Loan Sales or Servicing Transfers	17-1
	D. Non-Compliance	17-2
SECTION 1:	SERVICING PERFORMING LOANS	17-2
17.2	REQUIRED SERVICING ACTIONS	17-2
	A. Ensuring Payment of Loan	17-2
	B. Handling Late Payments and Fees	17-2
	C. Ensuring Payment of Taxes and Insurance	17-3
	D. Maintaining Hazard and Flood Insurance	17-3
	E. Obtaining Final Payments and Recapture of Shared Equity	17-4
	F. Handling Borrowers in BankruptcyG. Complying with the Servicemembers Civil Relief Act (SCRA)	17-4 17-5
	H. Approving Borrower Actions	17-5
17.3	REPORTING REQUIREMENTS	17-5
17.3	PROTECTIVE ADVANCES	17-6
1,.7	A. Advances for Property Repairs	17-7
	B. Advances for Taxes and Insurance	17-7

17.5 INSURANCE PROCEEDS

17-7

SECTION 2:	BORROWER ACTIONS REQUIRING SERVICER OR AGENCY	17-8
	APPROVAL	
17.6		17-8
17.7		17-8
	A. Conditions for Partial Release	17-8
	B. Processing a Partial Release – Agency	17-9
	C. Servicer Delegated Approval	17-11
	D. Processing a Partial Release – Servicer	17-11
17.8		17-12
	A. Transfer without Assumption	17-12
	B. Transfer under Garn-St. Germain	17-12
	C. Unauthorized Sale or Transfer	17-14
	D. Modification to Promissory Note and Security Instruments	17-14
17.9	MINERAL LEASES	17-15
17.10	UNAUTHORIZED ASSISTANCE	17-16
CHAPTER 18:	SERVICING NON-PERFORMING LOANS – ACCOUNTS WITH	18-1
	REPAYMENT PROBLEMS	
18.1	INTRODUCTION	18-1
SECTION 1:	COLLECTION EFFORTS AND REQUIREMENTS	18-1
	OVERVIEW	18-1
18.3	MINIMUM REQUIREMENTS	18-2
	A. Initial Contact	18-2
	B. Notify Credit Repository	18-2
	C. Send Certified Letter to the Borrower	18-2
	D. Inspect the Property	18-3
	E. Proceed with Liquidation	18-3
18.4	DOCUMENTATION REQUIREMENTS AND PENALTIES	18-3
	A. Collection Records	18-3
	B. Grace Period for Completing Collection Action	18-4
	C. Penalties for Failure to Fulfill Collection Obligations	18-4
SECTION 2:	LOSS MITIGATION	18-5
18.5	LOSS MITIGATION OPTIONS	18-5
SECTION 3:	CUSTODIAL PROPERTY	18-6
	INTRODUCTION	18-6
18.7	PROPERTY MANAGEMENT METHODS AND ACTIVITIES	18-6
1017	A. Vacant or Abandoned Properties	18-6
18.8	ENVIRONMENTAL HAZARDS	18-8
SECTION 4:	ACCELERATION AND FORECLOSURE	18-8
18.9	ACCELERATION	18-8
18.10	THE FORECLOSURE PROCESS	18-8
10.10	A. Initiation of Foreclosure - Referral	18-8
	B. The Foreclosure Sale	18-9
	C. Reinstatement of Account	18-10
18.11	MANAGING THE FORECLOSURE PROCESS	18-10
	A. Acceptable Foreclosure Time Frames	18-10
	1	10 10

18.12	B. Acceptable Liquidation Fees and Costs REPORTING REQUIREMENTS	18-11 18-13
SECTION 5:	ASSISTANCE IN NATURAL DISASTERS	18-14
18.13	PROPERTY PROTECTION	18-14
18.14	SPECIAL RELIEF MEASURES	18-14
18.15		18-15
	A. Special Relief Measures	18-15
	B. COVID-19 Public Health Emergency	18-16 18-17
18.16	C. COVID-19 Special Relief Measures PROPERTY DAMAGE AND INSURANCE CLAIMS	18-17
18.17	DEBT SETTLEMENT REPORTING	18-18
ATTACHMENT 18-A:	LOSS MITIGATION GUIDE	
ATTACHMENT 18-B:	ACCEPTABLE STATE FORECLOSURE TIME FRAMES	
ATTACHMENT 18-C:	ACCEPTABLE STATE LIQUIDATION COSTS AND FEES – SCHEDULE OF	
ATTACHNES TO D	STANDARD ATTORNEY/TRUSTEE FEES	
ATTACHMENT 18-D:	USDA INDIVIDUAL STATE BASED BIDDING CHART	
ATTACHMENT 18-E:	MAXIMUM PROPERTY PRESERVATION ALLOWANCES	
CHAPTER 19:	LOSS CLAIMS – COLLECTING ON THE GUARANTEE	19-1
19.1	OVERVIEW	19-1
19.2	LOSS CLAIM COVERAGE	19-1
	A. Loan Guarantee Limits	19-1
	B. Losses Covered by the Guarantee	19-2
	C Reasonable and Customary	19-2
19.3	FILING A LOSS CLAIM	19-3
	A. Sold to a Third Party or PFS	19-4
	B. Acquired by the Servicer at Foreclosure or Deed-in-Lieu	19-4
	C. Market Value Appraisal D. The Property Sale Value Calculator	19-5 19-6
19.4	1 2	19-6
19.4	A. Properties Sold at Foreclosure	19-6
	B. Acquired Properties	19-6
19.5	AGENCY REVIEW	19-7
17.00	A. Reduction or Denial of a Loss Claim	19-7
	B. Calculation and Approval of Loss Payment	19-8
	C. Loss Claim Payment Process	19-8
APPENDIX 1.	7 CFR PART 3555 – GUARANTEED RURAL HOUSING PROGRAM	
	FORMS AND INSTRUCTIONS	
	REVIEW AND APPEALS	
	AGENCY CONTACT INFORMATION	
APPENDIX 5:	INCOME LIMITS	
APPENDIX 6:	INTEREST ASSISTANCE	
APPENDIX 7:		
A DDESTRUCT	(CAIVRS)	
APPENDIX 8: APPENDIX 9:	PENALTIES UNNUMBERED LETTER AND STATE SUPPLEMENTS	
AFFENDIX 9:		
	ACRONYMS USED IN THIS HANDBOOK GLOSSARY	