



# Homeowner Rehabilitation Loan Program

This program provides loans to homeowners to address building code violations and rehabilitate substandard conditions in their principal residence.

## Program Overview

- Income Restriction:**

U.S. DEPARTMENT OF HUD  
STATE: GUAM

		2024 ADJUSTED HOME INCOME LIMITS							
PROGRAM		1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Guam	30% LIMITS	18700	21350	24000	26650	28800	30950	33050	35200
	VERY LOW INCOME	31100	35550	40000	44400	48000	51550	55100	58650
	60% LIMITS	37320	42660	48000	53280	57600	61860	66120	70380
	LOW INCOME	49750	56850	63950	71050	76750	82400	88150	93800

- Property Restriction:**

The property to be improved must be:

- ✓ A one to four family structure/condominium **and**;
- ✓ Occupied by the loan applicant as a principal residence **and**;
- ✓ Owned by the loan applicant **and**;
- ✓ In compliance with all zoning ordinances on Guam.

The property's value, including any improvements, must not exceed the HUD-published appraised value limits based on the bedroom size. Inquire for the most current limit with GHURA.

- Loan Term:** 30 Years; **Loan types** are based on income and household size:

- ✓ For households earning below 50% of the area median income, the loan will be 100% deferred.
- ✓ Households earning 51% to 80% of the area median income are eligible for a 3% amortized loan that covers 50% of the assistance amount, with the remaining 50% deferred.

- Maximum Loan:** Not to exceed 80% of the maximum subsidy per unit size as published by HUD.

- Collateral Requirements:** The loan must be in first or second lien position, not to exceed a loan-to-value ratio of 95%. The property must comply with all zoning ordinances in Guam and be clear of any encumbrances (such as taxes or judgments).

- Financial Standing:** Applicants must be able to afford the loan. Housing and debt ratio maximums are 33/45 including the estimated loan. Minimum credit score, 640.

- Affordability Period:** Compliance periods are up to 15 years determined by loan amount. Recapture of assistance upon conveyance of the property.

**For more information, please email GHURA's Community Development Office:**

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Click here to apply: <https://forms.gle/dPeHKdAPXQisYZWx5>

