



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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This program is made available through the Home Investment Partnerships Program (HOME) funded by the U.S. Department of Housing and Urban Development (HUD).

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

