

FOR IMMEDIATE RELEASE

Alpena Alcona Area Credit Union Hosts USDA Rural Development Loan Training for Local Realtors

Alpena, Michigan, February 19th, 2010—Alpena Alcona Area Credit Union hosted a training session for local realtors on the USDA Rural Development loan programs which help low to moderate income people become homeowners. Shelly Collins, Area Specialist from the United States Department of Agriculture Rural Development, presented information on the USDA Rural Development's various loan programs that are available to low to moderate income buyers.

Sometimes good credit and steady income are not enough for a person to qualify for a home loan at lending institutions. The USDA Rural Development 502 Direct Housing Loan Program helps more people become homeowners by providing low-interest loans to buyers with low income. Other rural families and individuals with low to moderate income are able to become homeowners through the USDA Guaranteed Rural Housing Loan Program. When the federal government agrees to guarantee a loan, lending institutions are able to help buyers while incurring less risk. Through the USDA's Guaranteed Rural Housing Loan Program and the Direct Program Loan, more low and moderate income people can qualify for a mortgage even without a down payment.

For example, through the Direct 502 Programs, a single person buying a home in Alpena, Alcona, Montmorency, or Oscoda counties with an income as much as \$29,500.00 could still qualify for a loan. The maximum loan through the Direct 502 Program is \$148,000. Through the Guaranteed Rural Housing Program, an individual could earn up to \$73,600 a year and still be eligible for the program, with no limit on what the person could borrow. The programs are not limited to first-time buyers, there are no prepayment penalties, and the turn-around time is quick.

The USDA Rural Development also has loans and grants to help low income families who qualify make their existing homes safe and sanitary. The USDA Rural Development 504 Housing Repair Loan program helps very low income homeowners improve or modernize their homes. The 504 Housing Repair Grant helps homeowners make repairs and improvements to their homes to correct health and safety hazards or make their homes handicap accessible.

The training session was applied as a credit towards the continuing education requirements of the realtors in attendance. The entire mortgage team and marketing/business development team from Alpena Alcona Area Credit Union also attended the informative session.

"Our Credit Union is committed to making home ownership a reality for our credit union members and keeping money in our local community. Alpena Alcona Area Credit Union strives to carry out the credit union philosophy of 'people helping people' every day," President and CEO of Alpena Alcona Area Credit Union Donald J. Mills stated.

Interested home buyers should call Alpena Alcona Area Credit Union at (989) 354-1515 or visit their local lender or the nearest USDA Rural Development field office, or call (202) 720-4323 (press 1), or visit <http://www.rudev.usda.gov>.

Alpena Alcona Area Credit Union serves members primarily in Alpena, Alcona, Montmorency, and Iosco counties with 8 locations—a main office located in Alpena, with branch offices in Ossineke, Lincoln, Atlanta, a Tiger Branch in Alcona Community Schools, Oscoda and Tawas offices, and an additional branch in Alpena. As of December 31st, 2009, Alpena Alcona Area Credit Union provides service to 26,852 members and has total assets equal to \$244,563,444.73.

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