

Graham County Rural Development Authority (RDA)

Azalea Hills is a 13-lot subdivision created by the RDA in partnership with USDA. The development was established to help provide affordable housing in Graham County. In order to purchase a lot, potential buyers must meet the income requirements as established by USDA for low-to-moderate income households.

To apply to purchase a lot, the USDA requires the following to assure that potential buyers meet the household income requirements:

Total household income must be less than:

\$110,650 for a family of 1-4 and \$146,050 for a family of 5-8

**note.. these limits are set by USDA and are subject to change.*

Documentation required:

- 2 years personal and or business federal income tax
- Most recent paystubs covering a one-month period

Buyers will be asked to sign a purchase agreement and provide the income information listed above. Lots will be sold on a first come first served basis based on date of signed purchase contract. All contracts will be subject to approval by USDA.

USDA does not offer financing for vacant lots. Potential buyers unable to pay for a lot with cash funds would need to seek out their own financing for vacant lots.

****USDA does offer land/home construction financing for qualified borrowers. The income limits for that program are different and are detailed in the USDA "Home Ownership Loans" brochure. Those interested in *home* financing should contact Rebecca Pinto with USDA by email at rebecca.pinto@usda.gov or by phone (828)765-0889 Ext 4**