

## Other Requirements

- ◆ Borrower and Lender Title Insurance Policies must be purchased on the property. Lien waivers required before final title insurance is completed.
- ◆ Builder's Risk insurance required on all new construction.
- ◆ Hazard insurance will be required with BASEC listed as the loss payee.
- ◆ Flood insurance will also be required if home for purchase is located in recognized flood zone. No new construction allowed in a 100-year flood plain.
- ◆ Appraisal required for all homes over \$25,000

The BASEC Board of Directors and its authorized representatives, reserve the right to change these policies as funding and circumstances warrant.

## BASEC's Vision, Mission and Values

### VISION

Healthy, vital communities with the capacity to produce results they care about.

### MISSION

Promote and support community improvement efforts

### VALUES

Economic self reliance  
Community involvement  
Cooperation and partnerships

For more information on this and other BASEC programs contact

BASEC  
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Yale, SD 57386

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web page: [www.basec.org](http://www.basec.org)

*This is an equal opportunity program.  
Discrimination is prohibited by Federal Law.  
Complaints of discrimination should be sent to:  
USDA Director, Office of Civil Rights  
Washington D.C. 202050-9410*

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## Home Mortgage Loans

Affordable low  
interest lending  
program for the  
construction,  
purchase, or  
improvement  
of your home



**Basec**  
BEADLE & SPINK  
ENTERPRISE COMMUNITY

## Objective & Purpose

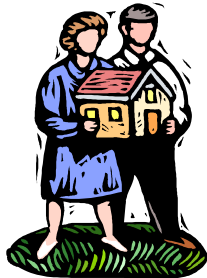
*The objective of BASEC's Home Mortgage Loan Program is to provide the borrower with affordable financing to construct, purchase, rehabilitate, improve, or relocate a dwelling, and to provide related facilities for use by the borrower as a permanent residence.*

## Applicant Eligibility

The home for which the loan is made must be located within the BASEC geographic boundaries

There are no income restrictions to the borrower, however, the borrower must show repayment ability and good credit

**Assistance will be provided on a first-come, first-served basis as funding allows.**



## Loan Restrictions

- ◆ The maximum BASEC Loan amount is \$150,000.00
- ◆ BASEC will need to approve an initial Junior Mortgage if applicable
- ◆ The home must be used as the borrower's primary residence, and occupied by them at least 9 months of the year
- ◆ One loan per family per 10-year period
- ◆ Loan funds may not be used to refinance existing debt
- ◆ The purchase of a manufactured home is allowed if the home is placed on a permanent foundation and is taxed as real estate. The BASEC Housing Staff must approve the foundation plans.
- ◆ BASEC loans are not assumable

## Terms and Rates

- ◆ No Down-payment required

There are 2 term choices available:

*The loan will be amortized for 30 years with the interest rate fixed at 6.5% for 10 years.*

- ◆ Payments will be calculated based on a 30-year amortization schedule with a balloon payment due at the end of the 10-year period.
- ◆ The borrower may choose less than a 30-year amortization if their payment ability indicates that a higher payment is feasible.

OR

*The loan will be amortized for 15 years with the interest fixed at 6.5%.*

- ◆ Payments will be calculated based on a 15-year amortization schedule. The loan will be paid in full at the end of the 15 year period.

The information included in this brochure is only an overview of the requirements for the loan. For a complete listing of the guidelines, fee schedules and related requirements, please contact the BASEC Housing Department. Numbers are listed on the reverse of this publication.