

"It was very rewarding to have the house keys handed to us"



Sharon Kidman of Albuquerque, New Mexico purchased a 3-bedroom, 1,750 square foot home in 2011 using the [Section 184 Home Loan Guarantee Program](#). Since program inception in 1992, HUD's Office of Native American Programs has guaranteed nearly 43,000 loans providing \$7.3 billion investment in Native communities.

Sharon's Story

As a Realty Specialist for BIA, Sharon knew that homeownership was available to her and what she and her family needed to do become homebuyers.

After being in an apartment for three years, Sharon and her family utilized the Section 184 Loan Guarantee Program to purchase a 3-bedroom, 1750 square foot, home with attached garages in Albuquerque, New Mexico. Working with a local lender and underwriter, Sharon valued the in-person relationship she established. There were no uncertainties throughout the process. They made their offer and it was accepted in October and closed on a home located close to her daughter's school on December 31, 2011. "It was the best new year's gift!" she recalled.

One of the key factors to financing was the low 2.25% down payment requirement for Section 184 Loan Guarantee Program. The additional cash saved went to purchase major appliances and to make small renovations. In negotiating the purchase, the seller agreed to pay for the closing costs, further lowering their out-of-pocket expenses.

Over the course of three years, Sharon's husband replaced the carpet with wood floors, and the family repainted interior rooms in the house. The upgrades made to the home were cost effective and decreased allergens. Cleaning is simple with a Swiffer and mop. In 2015, they replaced the pitched tile roof after it had sprung a major leak. "That's ownership," Sharon said, "we are now good for the next 25 years."

Home values in their neighborhood have continued to rise, adding to their home's equity. "We wanted a home that would be enough for our family," Sharon reminisced. "Our daughter was 9 the year we purchased our home. She's 16 now and in the same bedroom. She ended up in a wonderful school district - all three

schools were wonderful. She does well in school – it was worth moving to that area for that reason. That little home is an entire blessing.”

DIY Renovation Pics



Learn More about the Section 184 Loan Guarantee Program

With Section 184 financing borrowers can get into a home with a low-down payment and flexible underwriting. Section 184 loans can be used, both on and off native lands, for new construction, rehabilitation, purchase of an existing home, or refinance. The program has grown to include eligible areas beyond tribal trust land in most states.

Borrowers apply for the Section 184 loan with a [HUD-approved Section 184 lender](#) and works with the tribe and Bureau of Indian Affairs if leasing tribal land. The lender then evaluates the necessary loan documentation and submits the loan for approval to [HUD’s Office of Loan Guarantee](#).

HUD guarantees to lenders the Section 184 home mortgage loans. The loan guarantee assures the lender that its investment will be repaid in full in the event of foreclosure.

The loan is limited to single-family housing (1-4 units), and fixed-rate loans for 30 years or less. Neither adjustable rate mortgages (ARMs) nor commercial buildings are eligible for Section 184 loans. [Maximum loan limits](#) vary by county.

By encouraging lenders to serve Native communities, Section 184 is increasing the marketability and value of the Native assets and strengthening the financial standing of Native communities. To find out more information, visit: www.hud.gov/section184

Native Hawaiians can access homeownership loans through the Section 184A Program. The program is designed to offer home ownership, property rehabilitation, and new construction opportunities for eligible Native Hawaiian individuals and families wanting to own a home on Hawaiian home lands. More information at: www.hud.gov/section184a