

2025 -- National Non-Metro Median Income

\$82,300

(applies to 9% credits only in non-metro areas)

To identify if your property is considered Rural by the USDA, use the information at the following link:
<http://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do?pageAction=sfp&NavKey=property@12>

To find the link for the 2025 National Non-Metro Income limits:
https://www.huduser.gov/portal/datasets/il.html#data_2025

Ntnl Non-Metro 2025 Income Limits								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
20%	\$11,540	\$13,180	\$14,820	\$16,460	\$17,780	\$19,100	\$20,420	\$21,740
30%	\$17,310	\$19,770	\$22,230	\$24,690	\$26,670	\$28,650	\$30,630	\$32,610
35%	\$20,195	\$23,065	\$25,935	\$28,805	\$31,115	\$33,425	\$35,735	\$38,045
40%	\$23,080	\$26,360	\$29,640	\$32,920	\$35,560	\$38,200	\$40,840	\$43,480
45%	\$25,965	\$29,655	\$33,345	\$37,035	\$40,005	\$42,975	\$45,945	\$48,915
50%	\$28,850	\$32,950	\$37,050	\$41,150	\$44,450	\$47,750	\$51,050	\$54,350
55%	\$31,735	\$36,245	\$40,755	\$45,265	\$48,895	\$52,525	\$56,155	\$59,785
60%	\$34,620	\$39,540	\$44,460	\$49,380	\$53,340	\$57,300	\$61,260	\$65,220
70%	\$40,390	\$46,130	\$51,870	\$57,610	\$62,230	\$66,850	\$71,470	\$76,090
80%	\$46,160	\$52,720	\$59,280	\$65,840	\$71,120	\$76,400	\$81,680	\$86,960

Rents based on Ntnl Non-Metro 2025 Income Limits							
% MFI	75% of 0 Bdrm	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
20%	\$216	\$288	\$309	\$370	\$428	\$477	\$527
30%	\$324	\$432	\$463	\$555	\$642	\$716	\$790
35%	\$378	\$504	\$540	\$648	\$749	\$835	\$922
40%	\$432	\$577	\$618	\$741	\$856	\$955	\$1,054
45%	\$486	\$649	\$695	\$833	\$963	\$1,074	\$1,185
50%	\$540	\$721	\$772	\$926	\$1,070	\$1,193	\$1,317
55%	\$594	\$793	\$849	\$1,018	\$1,177	\$1,313	\$1,449
60%	\$648	\$865	\$927	\$1,111	\$1,284	\$1,432	\$1,581
70%	\$756	\$1,009	\$1,081	\$1,296	\$1,498	\$1,671	\$1,844
80%	\$865	\$1,154	\$1,236	\$1,482	\$1,712	\$1,910	\$2,108