



## Nevada Rural Housing Authority | Buy in Nye | Rate Sheet

Effective Date: **3/17/2023**

Program	Rate Lock (to Lender)	Purchase By	Purchase Price*
<b>All Loans</b>	70 Days	05/26/23	101.50%

### GOVERNMENT 30-Year Fixed Rate Home Loans

Borrower Assistance	Loan Rates	Loan Types	2nd Lien Structure**	Income Limits***	Min FICO
\$5,000	5.250%	FHA, VA, USDA	3-Year	300% FPG	640
\$16,000	6.750%	FHA, VA, USDA	3-Year	300% FPG	640

### CONVENTIONAL 30-Year Fixed Rate Home Loans (Freddie Mac or Fannie Mae)

Borrower Assistance	Fannie/Freddie =<80% AMI	Fannie Mae >80% AMI	2nd Lien Structure**	Income Limits***	Min FICO
\$5,000	5.375%	5.500%	3-Year	300% FPG	640
\$16,000	6.625%	6.875%	3-Year	300% FPG	640

#### Program Notes and Overlays:

**\*Lender Compensation:**

When loan is purchased by the Master Servicer, the Lender will be paid a SRP of 1.50% and Lender may charge an uncapped origination fee.

**\*\*Second Lien Terms:**

Assistance is in the form of a 3 year bullet forgivable 2nd lien. See Administrator Guidelines for second loan forgiveness terms

**\*\*\*Income Limits:**

Borrower income must not exceed 300% of the Federal Poverty Guidelines (FPG). See Administrator Guidelines for current FPG.

**Rate Lock-In Process:** Lock requests submitted through eHousingPlus and confirmation will be emailed within 1 hour of submission.

Interest Rate Notice Expires on the earlier of 7:00 PM PT on the Interest Rate Notice Date.

Loans MUST BE PURCHASED by US Bank as Master Servicer NO LATER than 70 days from the Rate Lock Date.

**30-day extension available:**

Extension Fee netted out of the Purchase Price by the Master Servicer when the loan is purchased from the Lender.

Extension available upon request by the Lender to the Authority and Master Servicer prior to the 70-day deadline. See Admin Guidelines for details.

**Borrower Assistance in the form of a second loan will be funded by the lender at loan closing and reimbursed by the Master Servicer upon purchase.**

Freddie Mac loans must be underwritten with LPA AUS (no DU accepted).

**Contact for questions:**

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