



A Program of
**Nevada Rural
Housing Authority**
HomeAtLastNV.org

Program Update

Date: January 2, 2020

Update No.: 2020-02

Freddie Mac HFA Advantage Update

Summary

Freddie Mac is making changes to the HFA Advantage program. **Please review the updates outlined below that will go into effect on all loans reserved on or after January 21, 2020.** Lenders are responsible for following all Freddie Mac loan guidelines and Home At Last™ program guidelines.

Freddie Mac Income Updates

- Freddie Mac down payment assistance options of 0%, 1%, 2%, 3%, 4% and 5% will be limited to borrowers with income at or below 80% of Area Median Income (AMI)
- Income limits for Freddie Mac loans can be checked [online](#)

Freddie Mac 80% AMI Limits	
Carson City	\$55,680
Churchill County	\$55,760
Clark County	\$54,240
Douglas County	\$58,400
Elko County	\$69,920
Esmeralda County	\$55,760
Eureka County	\$91,360
Humboldt County	\$63,120
Lander County	\$72,320
Lincoln County	\$55,760
Lyon County	\$55,760
Mineral County	\$55,760
Nye County	\$55,760
Pershing County	\$55,760
Storey County	\$62,480
Washoe County	\$62,480
White Pine County	\$71,920

- AIS “Bonus” grant program that provided an additional \$1500 or \$2500 to eligible borrowers is discontinued.

Freddie Mac Benefits Unchanged

- Charter-level MI is still available
- No loan-level price adjustments (LLPAs)
- [HAL University](#) homebuyer education course and in-person workshops hosted by Home At Last™ satisfy the Freddie Mac homeownership education requirement

Exceptions

- Freddie Mac will not allow any exceptions to the income limits.

Questions

Please contact our office at (775) 283-0173 or email HAL@NVRural.org for more information about this update.



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