

		Homeownership Programs	
		<a href="#">Home At Last™</a>	<a href="#">Home Means Nevada</a>
<b>Down Payment Assistance</b>  Visit <a href="https://www.halrates.org">HALRates.org</a> for current options and rates	Unassisted Option	🏠	
	1%-4% of Loan Amount	🏠	
	\$35,000		🏠
	Can be used for closing costs	🏠	
	Refinance Options	🏠	
<b>First Mortgage</b>	Government: FHA, USDA-RD, VA	🏠	🏠
	Conventional: <a href="#">Fannie Mae 80% AMI</a> <a href="#">Freddie Mac 80% AMI</a>	🏠	🏠
	Fannie Mae Over 80% AMI	🏠	🏠
<b>Second Mortgage</b>	Forgivable Term	30-years	December 31, 2026
	Pro-rated	No	No
<b>Qualifications</b>  Click <a href="#">here</a> for additional program resources	Program Income Limit (Loan agency guidelines apply)	\$165,000	<a href="#">300% FPG</a>
	Minimum Credit Score/ Maximum DTI Government (FHA/VA/USDA)	640/45% 680+/50% Manufactured Homes: 680/45%	640/45% 680+/50% Manufactured Homes: 680/45%
	Minimum Credit Score/ Maximum DTI Conventional	640/50% Manufactured Homes: 680/45%	640/50% Manufactured Homes: 680/45%
	Program Purchase Price Limit (Loan agency guidelines apply)	None	\$647,200
	Program Loan Limit (Loan agency guidelines apply)	Conforming	\$647,200
	First-time Homebuyer Requirement*	None	Yes
	Nevada Residency Requirement	None	6 months
	Eligible Area  Visit <a href="https://www.halmap.org">HALMap.org</a> to verify property eligibility	All 17 Nevada Counties (Population below 150k)	All 17 Nevada Counties (Population below 150k)
	Education Required?	<a href="#">Yes</a>	<a href="#">Yes</a>
	<b>Lender Compensation</b>	Origination Fee	Not Capped (Normal & Customary)
SRP		1.50%	1.50%

All programs can be paired with Home At Last's Mortgage Credit Certificate. Visit [HALMCC.org](https://www.halmcc.org) for details.

Nevada Rural Housing does not originate mortgage loans. Eligibility is determined by licensed lenders approved to offer the programs. Participating lenders are responsible to follow the most current program guidelines published on the eHousing website, U.S. Bank AllRegs and all loan agency guidelines. Loan rates vary based on program, loan type and amount of assistance provided. Not all applicants will qualify. This is not an offer to lend money or solicit a mortgage application. \*A first-time buyer has not owned a home in the past 3 years.

