

Date: October 23, 2024  
Update No.: 2024-05

## Changes to Home At Last™ Advantage Program

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**Summary:** Starting today, October 23, you may notice Home At Last™ program changes such as impacted rates and available options. Since July 2022, Nevada Rural Housing has been subsidizing up to 75% of the assistance provided to keep rates low and help more of your borrowers achieve affordable homeownership. In fact, we committed \$1.25 million to make it happen! Now that this investment has been fully allocated, some rates will be paused and those that remain might have a slightly higher interest rate than you're used to—but not to fret! We've still got fantastic and competitive options to keep your borrowers moving forward.

You can count on options such as our Launchpad program (while supplies last, though, since this first bond issue has been a hot one!) and Home At Last's™ unassisted option for those who don't need down payment help but need access to a great rate and/or are in the right position for a refi. Plus, we're still the only game in town offering the mortgage credit certificate to help borrowers qualify for more home and achieve affordability – plus, the MCC can be paired with non-NRH program loans!

We can't say it enough: we cherish your partnership as we navigate this wild market together. Stay tuned for more exciting updates and reach out with any questions – your insights are appreciated, too. We're keeping the momentum going and are already working on the next big thing!

**Effective Date:** October 23, 2024

**Questions:** Contact [HAL@NVRural.org](mailto:HAL@NVRural.org) with any questions.