



Nevada Rural Housing Authority | Home At Last Program | Rate Sheet

Effective Date: 1/28/2025

Program	Rate Lock (to Lender)	Purchase By	Purchase Price*
All Loans	70 Days	04/08/25	101.50%

GOVERNMENT 30-Year Fixed Rate Home Loans

Borrower Assistance	Loan Rates	Loan Types	2nd Lien Structure**	Min FICO
0%	6.750%	FHA, VA, USDA		640
1%	7.250%	FHA, VA, USDA	30-Year	640
2%	7.750%	FHA, VA, USDA	30-Year	640
3%	N/A	FHA, VA, USDA	30-Year	640
4%	N/A	FHA, VA, USDA	30-Year	640

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

Borrower Assistance	Fannie/Freddie =<80% AMI	Fannie Mae >80% AMI	Loan Types	2nd Lien Structure**	Min FICO
0%	7.000%	7.125%	HFA Pref, HFA Adv		640
1%	7.250%	7.375%	HFA Pref, HFA Adv	30-Year	640
2%	7.625%	7.750%	HFA Pref, HFA Adv	30-Year	640
3%	7.875%	N/A	HFA Pref, HFA Adv	30-Year	640
4%	N/A	N/A	HFA Pref, HFA Adv	30-Year	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:**

See Administrator Guidelines for second loan forgiveness terms

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 extensions available: see Admin Guidelines for details

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.

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.

Maximum qualifying income per Authority/Master Servicer guidelines.

Minimum credit scores per Authority/Master Servicer guidelines.

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

HALMAP.org is the website to use for verifying property address eligibility only in Clark and Washoe Counties.

All other counties in Nevada are eligible and do not require property eligibility verification.

Contact for questions:

Statewide Email: HAL@nvrural.org

Phone: (toll-free): 833-464-2568