



Homeownership Programs

		Home At Last™	Launchpad for First-Time Homebuyers	Launchpad
Down Payment Assistance Visit HALRates.org for current options and rates	Unassisted Option	🏠		
	2%, 4% of the Loan Amount		🏠	
	3%, 5% of the Loan Amount			🏠
	Can be used for closing costs	🏠	🏠	🏠
	Refinance Option	🏠		
	Government: FHA, VA, USDA-RD	🏠	🏠	🏠
	Conventional: Fannie Mae 80% AMI Freddie Mac 80% AMI	🏠	🏠	🏠
	Fannie Mae Over 80% AMI	🏠	🏠	🏠
Second Mortgage	Permanent Rate Reduction Option	🏠		
	Forgivable Term	30-year forgivable	30-year deferred	30-year deferred
	Pro-rated	No	No	No
Qualifications Click here for additional program resources	Program Income Limit (Loan agency guidelines apply)	\$165,000	County Based HUD Limits	\$165,000
	Minimum Credit Score/Maximum DTI for Government Loans	640-679/45% 680+/50% Manufactured Homes: 680+/45%		
	Minimum Credit Score/Maximum DTI for Conventional Loans	640+/50% Manufactured Homes: 680+/45%		
	Program Purchase Price Limit (Loan agency guidelines apply)	None	County Based HUD Limits	\$806,500
	Program Loan Limit (Loan agency guidelines apply)	Conforming	Agency	Agency
	First-time Homebuyer Requirement*	None	Yes	None
	Eligible Area	All 17 Nevada Counties (Population below 150k) Visit HALMap.org to verify property eligibility in Washoe and Clark counties.		
	Education required?	Yes	Yes	Yes
	Lender Compensation	Origination Fee	Not Capped (Normal & Customary)	0.5%
SRP		1.50%	2.25%	2.25%

Learn about NRH's Mortgage Credit Certificate program by visiting HALMCC.org

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. Rev. 3/12/2025

