



Homeownership Programs

[Home At Last™](#)[Launchpad](#)
for First-Time
Homebuyers[Launchpad](#)

Loan and Down Payment Assistance Options Visit HALRates.org for current options and rates Assistance can be used toward the down payment and/or closing costs in all programs.	Unassisted Option			
	2%, 4% of the Loan Amount			
	3% of the Loan Amount			
	5% of the Loan Amount			
	Refinance Option			
	Government Loans: FHA, VA, USDA-RD			
	Conventional Loans: Fannie Mae 80% AMI Freddie Mac 80% AMI			
	Fannie Mae Over 80% AMI			
	Freddie Mac Over 80% AMI			
	Permanent Rate Reduction Options			
Second Mortgage	Forgivable Term	5-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	None
	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%	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.

