

**Nevada Rural Housing (NRH)  
Rural Rocks \$20K Homeownership Program**

**Summary Guidelines**

<b>1. Program Overview</b>	The Rural Rocks \$20K Homeownership Program will offer an incentive to qualified homebuyers purchasing a primary residence in the State of Nevada. This incentive offers up to \$20,000 per homebuyer, which may be applied toward a down payment and closing cost assistance or a permanent rate reduction and down payment and/or closing costs.																										
<b>2. Program Goals</b>	Provide down payment assistance and/or below market interest rate program available to all rural Nevadans who meet Program Guidelines.																										
<b>3. Program Allocation</b>	\$4,000,000																										
<b>4. Borrower Eligibility Criteria</b>	<p>Eligible borrowers must qualify for and meet all requirements of the Program. Allowable first mortgage loans will be “Qualified Mortgages” (QM) that are 30-year, fixed-rate loans from the Federal Housing Administration (FHA), U.S. Department of Veterans Affairs (VA), U.S. Department of Agriculture-Rural Development (USDA-RD), Fannie Mae and Freddie Mac.</p> <ul style="list-style-type: none"> <li>• No first-time homebuyer requirement</li> <li>• At least one borrower must be a resident of Nevada for a minimum of 6 months prior to reservation.</li> <li>• <b>One of the borrowers must be employed under one of the listed “Essential Worker” categories (see attached Addendum A).</b></li> <li>• Purchase Price limit to \$806,500 (see Agency Guidelines)</li> <li>• The Borrower(s) household income must not exceed the following:</li> </ul> <table style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th colspan="2" style="text-align: center;"><b>HUD 2025 AMI Income Limits</b></th> </tr> <tr> <th style="text-align: left;"><b><u>County</u></b></th> <th style="text-align: right;"><b><u>150% AMI</u></b></th> </tr> </thead> <tbody> <tr><td>Carson City</td><td style="text-align: right;">\$139,050</td></tr> <tr><td>Churchill County</td><td style="text-align: right;">\$152,850</td></tr> <tr><td>Clark County</td><td style="text-align: right;">\$142,350</td></tr> <tr><td>Douglas County</td><td style="text-align: right;">\$163,200</td></tr> <tr><td>Elko County</td><td style="text-align: right;">\$165,450</td></tr> <tr><td>Esmeralda County</td><td style="text-align: right;">\$158,850</td></tr> <tr><td>Eureka County</td><td style="text-align: right;">\$120,750</td></tr> <tr><td>Humboldt County</td><td style="text-align: right;">\$146,250</td></tr> <tr><td>Lander County</td><td style="text-align: right;">\$161,400</td></tr> <tr><td>Lincoln County</td><td style="text-align: right;">\$142,950</td></tr> <tr><td>Lyon County</td><td style="text-align: right;">\$141,900</td></tr> </tbody> </table>	<b>HUD 2025 AMI Income Limits</b>		<b><u>County</u></b>	<b><u>150% AMI</u></b>	Carson City	\$139,050	Churchill County	\$152,850	Clark County	\$142,350	Douglas County	\$163,200	Elko County	\$165,450	Esmeralda County	\$158,850	Eureka County	\$120,750	Humboldt County	\$146,250	Lander County	\$161,400	Lincoln County	\$142,950	Lyon County	\$141,900
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<p><b>5. Property/Loan Eligibility Criteria</b></p>	<ul data-bbox="565 888 1406 1167" style="list-style-type: none"> <li>• The property must be a single-family home, a condominium unit, a townhome, or manufactured home.</li> <li>• Must be the borrower’s primary residence.</li> <li>• Property must be located in the State of Nevada</li> <li>• New and existing properties are eligible.</li> <li>• Meet all applicable Program Guidelines and Ginnie Mae (FHA, VA, USDA-RD), Fannie Mae and Freddie Mac underwriting guidelines.</li> </ul>												
<p><b>6. Program Exclusions</b></p>	<ul data-bbox="565 1209 1341 1278" style="list-style-type: none"> <li>• Borrowers who have previously used a Nevada Rural Housing homeownership program are not eligible.</li> </ul>												
<p><b>7. Structure of Assistance</b></p>	<p><b>Homebuyers will be offered one of the following two options:</b></p> <ul data-bbox="565 1398 1419 1860" style="list-style-type: none"> <li>• <b>\$20,000 in Down Payment Assistance (DPA)</b> provided as a no-interest, no-payment, 30-year forgivable second mortgage accompanied by a 30-year fixed-rate first mortgage.</li> <li>• <b>\$20,000 for a permanent interest rate reduction and down payment assistance</b> provided as a no-interest, no-payment, 30-year forgivable second mortgage accompanied by a 30-year fixed-rate first mortgage. The \$20,000 benefit will be used to permanently reduce the interest rate on the first mortgage at a cost of 2% of the loan amount (discount rates will be available in the daily rate sheet). The remaining amount of assistance after the 2% cost to reduce the rate will be applied toward the down payment and/or closing costs.</li> </ul>												

	<p><u>Example</u></p> <p>Loan Amount: \$350,000</p> <p>Cost of 2% Discount: \$7,000</p> <p>Remaining funds for down payment: \$13,000</p> <p>Total Borrower Assistance: \$20,000</p>
<b>8. Per Household Assistance</b>	\$20,000
<b>9. Duration of Assistance</b>	<b>Assistance</b> - available in a single, lump-sum disbursement. Once it is determined all DPA component requirements have been met, U. S. Bank reimburses the lender who pre-funds the assistance at closing.
<b>10. Estimated Number of Participating Households</b>	It is anticipated that the Program will assist approximately 200 households.
<b>11. Program Inception/ Duration</b>	The Program will begin December 1, 2025 and will continue until funding is fully reserved.
<b>12. Program Lenders</b>	The Program will take advantage of existing infrastructure of participating lenders who are already actively originating Home At Last™ Loans. To view a list of participating lenders, visit <a href="https://ehpuniversity.com/nevada-rural/">https://ehpuniversity.com/nevada-rural/</a> .

## ADDENDUM A

### List of Essential Worker Mortgage Lending Guideline

#### **1. Health Care – Includes doctors, nurses, technicians, home health aides, and support staff working in medical facilities.**

- **Physicians** – Diagnose illnesses, prescribe treatments, and manage patient care.
- **Registered Nurses (RNs)** – Provide and coordinate patient care, educate patients, and offer support to families.
- **Licensed Practical Nurses (LPNs) / Licensed Vocational Nurses (LVNs)** – Provide basic medical care under the direction of RNs and physicians.
- **Nurse Practitioners (NPs)** – Offer advanced nursing care, diagnose and treat illnesses, and prescribe medications.
- **Medical Assistants** – Perform administrative and basic clinical tasks in healthcare settings.
- **Surgical Technologists** – Prepare operating rooms, assist in surgeries, and manage sterile equipment.
- **Radiologic Technologists** – Perform diagnostic imaging procedures such as X-rays, CT scans, and MRIs.
- **Laboratory Technicians** – Conduct medical lab tests to help diagnose and treat diseases.
- **Pharmacists** – Dispense medications and provide information about their safe use.
- **Home Health Aides** – Assist patients with daily living activities in their homes.
- **Physical Therapists** – Help patients improve mobility and manage pain through therapeutic exercises.
- **Occupational Therapists** – Assist patients in regaining skills for daily living and work.
- **Medical Receptionists** – Schedule appointments, manage patient records, and greet patients.

#### **2. Education – Includes teachers, administrators, support staff, and education aides in public or private educational institutions.**

- **Elementary School Teachers** – Teach basic academic and social skills to young students.
- **Middle School Teachers** – Educate students in grades 6–8 in specific subjects.
- **High School Teachers** – Instruct students in grades 9–12 in academic, technical, or vocational subjects.
- **Special Education Teachers** – Work with students who have a wide range of learning, mental, emotional, or physical disabilities.

- **School Administrators** – Oversee operations, programs, and staff in schools, including principals and vice principals.
- **School Counselors** – Provide academic guidance, career advice, and personal counseling to students.
- **School Librarians / Media Specialists** – Manage library resources and teach information literacy.
- **Instructional Coordinators** – Develop and oversee curriculum and teaching standards.
- **Teacher Aides / Paraeducators** – Assist teachers with classroom instruction and student support.
- **School Secretaries / Office Staff** – Handle administrative tasks and communication in school offices.
- **Custodians / Janitors** – Maintain cleanliness and safety in school buildings.
- **School Bus Drivers** – Transport students safely to and from school and activities.

**3. Public Safety – Includes police officers, firefighters, EMTs, correctional officers, and other emergency responders.**

- **Police Officers** – Enforce laws, maintain public order, and protect lives and property.
- **Firefighters** – Respond to fires, medical emergencies, and hazardous situations.
- **Emergency Medical Technicians (EMTs) and Paramedics** – Provide emergency medical care and transport patients.
- **Correctional Officers** – Supervise individuals in jails, prisons, and detention facilities.
- **Sheriffs and Deputy Sheriffs** – Perform law enforcement duties at the county level.
- **State Troopers / Highway Patrol Officers** – Enforce traffic laws and respond to highway incidents.
- **Dispatchers** – Receive emergency calls and coordinate responses by police, fire, and EMS.
- **Search and Rescue Personnel** – Locate and assist people in distress in urban, wilderness, or disaster environments.
- **Border Patrol Agents** – Monitor and secure national borders.
- **Wildland Firefighters** – Combat fires in forests, grasslands, and other natural areas.
- **Hazardous Materials (HazMat) Technicians** – Respond to and contain chemical, biological, or radiological incidents.
- **Public Safety Divers** – Conduct underwater search, rescue, and recovery operations

**4. Construction Labor – Includes skilled and unskilled laborers in residential, commercial, or public works construction.**

- **Carpenters** – Construct, repair, and install building frameworks and structures made from wood and other materials.
- **Masons** – Work with brick, block, stone, and concrete to build walls, walkways, and other structures.
- **Electricians** – Install, maintain, and repair electrical wiring, equipment, and fixtures.
- **Plumbers, Pipefitters, and Steamfitters** – Install and repair piping systems for water, gas, and drainage.
- **Roofers** – Install, repair, and replace roofing systems.
- **Painters** – Apply paint, stain, and coatings to buildings and other structures.
- **Heavy Equipment Operators** – Operate machinery such as bulldozers, excavators, and cranes.
- **Concrete Finishers** – Pour, level, and finish concrete for floors, sidewalks, roads, and other structures.
- **General Laborers** – Perform physical tasks such as site cleanup, material handling, and assisting skilled tradespeople.
- **Glaziers** – Install and replace glass in windows, skylights, and other fixtures.
- **Drywall Installers and Finishers** – Hang drywall panels and prepare surfaces for painting or finishing.
- **Ironworkers** – Install structural and reinforcing steel in buildings, bridges, and roads.