

Date: December 16, 2025

Update No.: 2025-09

## Additional Updates to Launchpad program guidelines

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### Summary:

In a previous Program Update (2025-08), we communicated that updates were made to the income calculation guidelines for the Launchpad program which required the income of a non-purchasing spouse to be included in the income calculations. Upon further review, it has been determined we can revert to the previous policy which allows for qualifying income only, and the NPS income does not need to be included.

Per update 2025-08, a fraud report for all borrowers and a real property search for a non-purchasing spouse must be provided. This requirement remains and has not changed.

The updated guideline language is as follows (pages 11):

### Launchpad Requirement ONLY

#### Fraud Report & Real Property Search Requirements

Effective immediately for all loans not closed, the following evidence is required and must be included with each loan submission file (compliance file):

**A Fraud Report is required for all borrowers.** Include ALL pages of the Fraud Report. The Lender must CLEARLY identify (using highlight or asterisks) the borrower property current ownership and three year history. On page one of the report, please include notation to identify the Fraud Report page number, without this identification, the file cannot be compliance approved.

**A Real Property Search is required for a Non-Purchasing Spouse**, in the county in which the NPS lives. The results of the search must be printed and included as part of the eHousingPlus compliance file submitted post-closing.

Updated program guidelines have been published and can be found at [HomeAtLastLenders.org](https://HomeAtLastLenders.org) and on the NRH program highlights page at [eHousingPlus](https://eHousingPlus.com).

### Effective Date:

December 12, 2025

### Additional Information:

This update affects the Launchpad program only. There are no changes to the current income calculation or property search requirements for Launchpad for First-Time Homebuyers, Home At Last™ or Rural Rocks \$20K. For more information, visit [HomeAtLastLenders.org](https://HomeAtLastLenders.org).

### Questions:

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