PROGRAM UPDATE

Date: November 10, 2026
Update No.: 2026-05

Nevada Rural Housing announces new Kickstart Homeownership Program offering $20,000 in assistance, plus a permanent interest rate reduction on the first mortgage

Summary: Nevada Rural Housing is launching the **Kickstart Homeownership Program**, which provides $20,000 in down payment and closing cost assistance, plus 2% of the first mortgage loan amount to be used for a permanent interest rate reduction on the first mortgage.

Program Highlights:

- No first-time homebuyer requirement
- Borrowers may own other homes at time of close, but the home purchased through the program must be their primary residence within 60-days of closing.
- Available loan types: Government (FHA, VA, USDA-RD) and Conventional (Fannie Mae and Freddie Mac)
- Credit requirements remain the same as existing NRH program loans serviced by TMS
- The Money Source (TMS) will be the only servicer option available
- Existing single-family residences, condos, townhomes duplexes (2-4 units) and manufactured homes are permitted
- The program may be used to refinance an existing mortgage
- **The property must be in one of the following counties: Carson City, Douglas, Lyon, Storey or Washoe (except the city limits of Reno)**
- Lenders approved to offer Nevada Rural Housing programs with TMS as the servicer are approved to offer Kickstart — there are no additional agreements to sign. To verify lender eligibility, visit nvrural.org/tms.
- The program is made possible by a Community Reinvestment Act (CRA) grant provided by Eaglemark Savings Bank. To comply with CRA requirements, borrower income is limited to HUD's 80% AMI Family Income limit. Should agency limits be lower, the most restrictive guideline will apply.

Program Income Limits

County	HUD 80% AMI
Carson City	$72,800
Douglas County	$89,200
Lyon County	$78,240
Storey County	$93,440
Washoe County	$93,440

Effective Date:	Reservations will open November 16, 2026
Additional Information:	Visit HALRates.org to view first mortgage rates and additional program information. Complete program guidelines and lender resources will be available at HomeAtLastLenders.org closer to launch day.
Program Expiration Dates:	The Kickstart Homeownership Program will be available until funds are fully utilized.
Questions:	Contact HAL@NVRural.org with any questions.

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