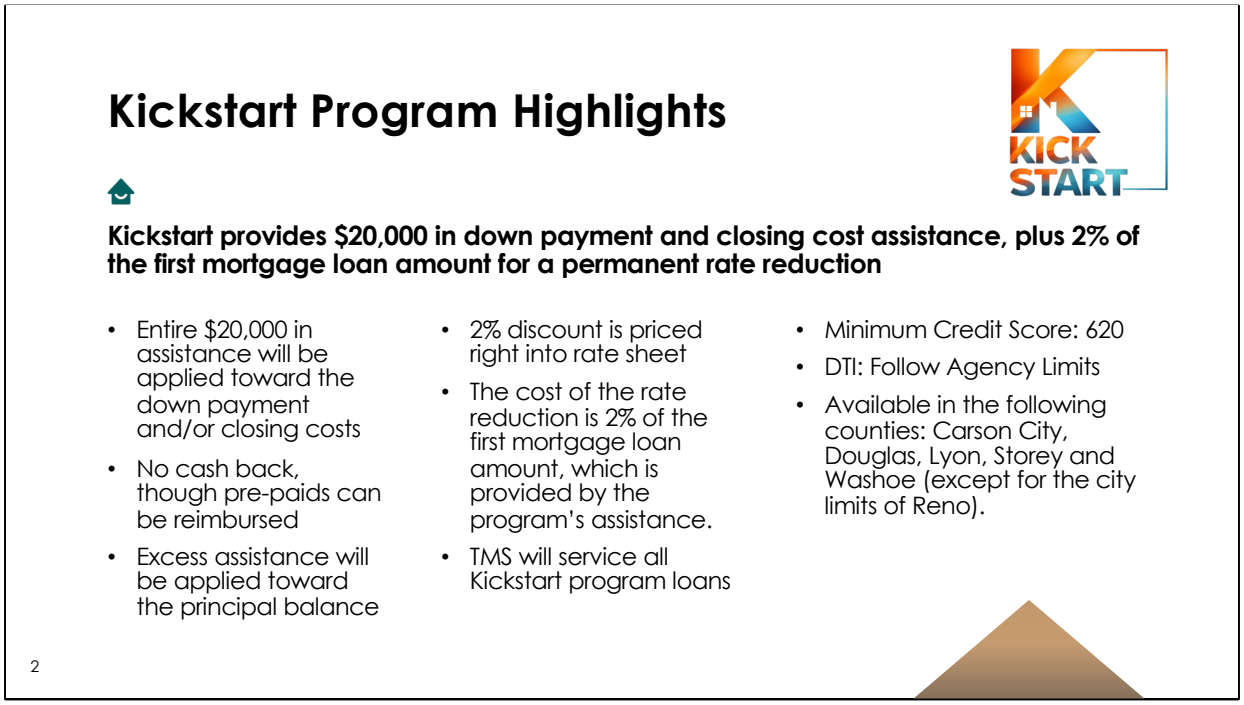


A little about Nevada Rural Housing: Home At Last is the OG, the original homeownership program of Nevada Rural Housing that launched in 2006. Since that time, over $2 billion in mortgages and $60 million in DPA have been provided through the program to nearly 11,000 Nevada families. All of that would not have been possible without dedicated lender partners like you, so thank you for your support and for helping rural Nevadans achieve homeownership.

Our homeownership programs have evolved over the past few years as we've adjusted to the market, rising interest rates and increased home prices. We introduced the Home Means Nevada and Buy in Nye programs in 2022 to take advantage of funds made available through the American Rescue Plan Act, launched our first bond loan program in over a decade in 2024 with the introduction of Launchpad, introduced Rural Rocks $20K thanks to funding provided by the Nevada Attainable Housing Act, and now we're pleased to announce a new program, Kickstart, using funding provided through a Community Reinvestment Act grant from Eaglemark Savings Bank. All of this is a recognition of the difficult market homebuyers are facing, and our desire to meet our mission, which is to promote, provide and finance affordable housing opportunities for all rural Nevadans.

It is through innovation and collaboration that these programs have been made available, and we'll continue to seek new opportunities so that access to affordable homeownership can be maintained.



Kickstart

- The reservation process remains the same and will be done through eHousingPlus' Lender Portal. When making the reservation, be sure to click "Add DPA/MCC" to add the second mortgage/assistance. When you click this, it should automatically populate the required information. Verify that it is correct and hit submit/update.
- All required program forms will be available in eHP Front Porch after reservation.

- While there is no separate origination agreement required to offer Kickstart, TMS is the only servicer option, and your lender must be approved with NRH and TMS, which requires signing a new lender origination agreement that covers all programs/servicers. To verify if your lender is approved, visit nvrural.org/TMS.

Rural Rocks $20K Program Highlights

Borrower Requirements

There is no first-time homebuyer requirement.

Borrower(s) may own other homes at time of closing.

The home purchased using the program must be the borrower's primary residence within 60-days of closing.

Eligible Property Types

Single family homes (new and existing)

Townhomes

Condominiums

2-4 Unit Properties

Manufactured (Single-wide ok)

There is an LLPA of 50 bps for manufactured and 2-4 unit properties.

Second Mortgage Terms

There is a 5-year forgivable term on the second mortgage (no interest/no scheduled payments).

The assistance will be repaid in full in the event the borrower sells or refinances prior to the 5-year term being satisfied.

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Program Fees

NEVADA RURAL HOUSING

Admin/Compliance Fee: $300

TMS Funding Fee: $319

TMS Tax Fee: $80

No program participation fee

<u>Lender Compensation</u>

Origination Fee: Not capped

(provided the fee charged is normal and customary)

Service Release Premium (SRP): 1.5%

Eligible Areas

Carson City, Douglas, Lyon, Storey and Washoe Counties only.

While the city limits of Reno are not eligible, the City of Sparks and all areas in brown are eligible, including properties with Reno addresses that are not in the city limits.

To verify eligibility for a property with a Reno address, visit HALMap.org.



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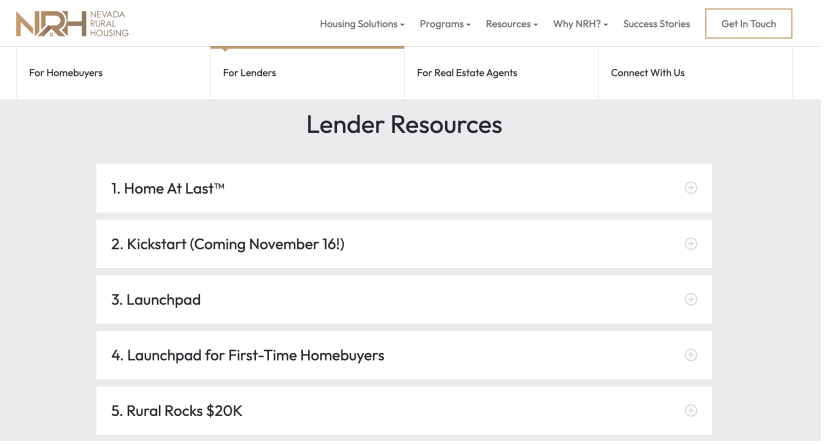
The Kickstart program is available in the listed counties only: Carson City, Douglas County, Lyon County, Storey County and Washoe County (except the city limits of Reno).

- Washoe County eligible areas include Sparks and Sun Valley – everything outside the city limits of Reno (keep in mind there are Reno addresses that aren't actually in the city limits – those are eligible too!)

To verify property eligibility with a Reno address, visit HALMap.org.

Lender Resources

HomeAtLastLenders.org



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Remember!

We have a comprehensive list of lender resources for all Nevada Rural Housing homeownership programs at HomeAtLastLenders.org.

There you will find program administrator and servicer guidelines, Fanne Mae and Freddie Mac fact sheets, program fees, eHousing and TMS contacts and resources, customizable marketing materials and so much more!

Contact Us

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