



NEVADA HOUSING DIVISION

"Serving Nevadans' Housing Needs for Over 25 Years"



Program Snapshot

All of the programs offered by the Division are for First Time Homebuyers or qualified veterans.

Borrowers that have owned a primary residence in the previous 36 months can purchase only in a targeted area, please see attached Census Tracts and purchase price limits.

Program	Loan Type	Income Limits	LTV/CLTV	Funding Restrictions	Asset Restrictions	Education Requirements
NHD Bond – First Time Homebuyer Program	30 yr Loan @ 3.5% * (FHA: 203(b), Streamline 203(k), VA, Fannie Mae: My Community)	Regular NHD income limits apply (see attached table)	As permitted by FHA/VA or Fannie Mae/PMI guidelines	Meet all program guidelines & restrictions	50% of the purchase price unless an exemption is granted by Division	Attends a 6-8 hour HUD-approved homebuyer education class
NHD Bond FTHB Down Payment Loan Note: (1) below	\$4,500 20 yr Loan @ 7%	Regular NHD income limits apply (see attached table)	As permitted by FHA/VA guidelines	Must fund with NHD first mortgage	Not to exceed \$5,000 excluding retirement or pension accounts.	Attends a 6-8 hour HUD-approved homebuyer education class
Nevada Affordable Housing Assistance (NAHA) Note: (2) below	Deferred DPA \$5,000 0% interest	60% of medium income limits (see attached table)	As permitted by FHA/VA guidelines	1% minimum investment toward purchase transaction, must fund with NHD First Mtg.	Not to exceed \$5,000 excluding retirement or pension accounts.	Attends a 6-8 hour HUD-approved homebuyer education class
Teachers' First Payment Assistance (TFPA) Note: (2&3) below	Payment Subsidy \$15,000 @ 7%	Regular NHD income limits apply (see attached table)	As permitted by FHA/VA or Fannie Mae/PMI guidelines	Only offered through Evergreen Home Loans and iMortgage. Must fund with NHD First Mtg.	50% of the purchase price unless an exemption is granted by Division	Attends a 6-8 hour HUD-approved homebuyer education class

FICO SCORE REQUIREMENT IS 620

- **MAXIMUM PURCHASE PRICE LIMITS ARE 90% OF COUNTY MEDIAN SALES PRICE PER FHA MORTGAGE LIMITS FOR SINGLE FAMILY RESIDENCE. See attached table (120% for Target Area).**

*See website for current rates www.nvhousing.state.nv.us

Notes: 1) Conventional first mortgage not eligible for DPA
 2) Funding allocation is limited
 3) Qualification determined by School District

Maximum Income Limits

(Household income may not exceed)		
County	1 - 2 Persons	3 + Persons
Clark	\$78,120.00	\$91,140.00
Washoe / Storey MSA	\$84,600.00	\$98,700.00
Carson City	\$81,840.00	\$95,480.00
Douglas	\$91,080.00	\$106,260.00
Humboldt	\$71,400.00	\$82,110.00
Elko	\$80,741.00	\$92,852.00
Eureka	\$81,240.00	\$94,780.00
Lyon / Nye	\$78,120.00	\$91,140.00
Churchill	\$66,878.00	\$76,910.00
All Others	\$67,078.00	\$77,140.00

Maximum Purchase Price Limits

County	New Construction or Existing
Clark	\$364,556.00
Washoe / Storey MSA	\$367,974.00
Carson City	\$363,417.00
Douglas	\$427,215.00
Nye / Elko / Eureka	\$296,202.00
Lyon	\$301,898.00
All Others	\$247,032.00

Targeted area maps are available on the Division’s web site at www.nvhousing.state.nv.us. Targeted Areas include census tracts 4.00, 5.03, 5.04, 7.00, 8.00, 9.00, 11.00, 22.04, 24.05, 24.06, 25.06, 27.06, 29.55, 43.00, 44.00, 47.07, 47.10 and 47.13 in Clark County, census tracts 1.00, 9.00 10.04 in Washoe County, and census tracts 24.04 and 94.03 in Elko County.

**Target Areas
Maximum Income Limits**

(Household income may not exceed)		
County	1 - 2 Persons	3 + Persons
Clark**	\$78,120.00	\$91,140.00
Washoe**	\$84,600.00	\$98,700.00
Elko	\$91,800.00	\$107,100.00

**Income limit for Clark and Washoe County Targeted Area is same income limit as Non-Targeted Clark and Washoe County.

**Target Areas
Maximum Purchase Price Limits**

County	New Construction or Existing
Clark	\$445,563.00
Washoe	\$449,747.00
Elko	\$362,025.00

60% LIMIT

**NEVADA AFFORDABLE HOUSING ASSISTANCE CORPORATION
DEFERRED DOWN PAYMENT LOAN PROGRAM**

County	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Carson City	28680	32760	36840	40920	44220	47520	50760	54060
Douglas	31920	36480	41040	45540	49200	52860	56520	60120
Elko	32160	36720	41340	45900	49620	53280	56940	60600
Eureka	28440	32520	36600	40620	43920	47160	50400	53640
Humboldt	30000	34320	38580	42840	46320	49740	53160	56580
Churchill	27780	31740	35700	39660	42840	46020	49200	52380
Clark	27360	31260	35160	39060	42240	45360	48480	51600
Washoe / Storey	29640	33840	38100	42300	45720	49080	52500	55860
All Others	27360	31260	35160	39060	42240	45360	48480	51600

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