



Making Nevada A Better Place to Live and Work

The Nevada Housing Division, a division of the Department of Business and Industry, was created by the Nevada Legislature in 1975. Our mission is to provide affordable housing opportunities and improve the quality of life for Nevada residents.

Working to Make Home Possible for Our Heros

We make it easier for eligible Veterans to realize the dream of homeownership.

- Below market loans (**2.75%**)
- Use of any loan type (not just VA)
- Low upfront costs
- Increased purchase power with lower monthly costs
- Limited funds available – (hurry while resources last!)
- Must be primary residence



1535 Old Hot Springs Rd, #50
Carson City, NV
775.687.2040

7220 Bermuda Rd, Ste B
Las Vegas, NV
702.486.7220 ext. 222

www.housing.nv.gov



HERO  TO HOME
MORTGAGE PROGRAM



We Are in This Together

The Hero to Home Mortgage Program is one way that Nevada Housing Division (NHD) is thanking our Veterans for their service. The program is designed to honor those who are currently serving, or have served, our country by helping them become homeowners. NHD is proud to partner with private sector real estate agents and approved mortgage lenders to make this opportunity a reality.

Celebrating Governor Sandoval's proclamation making 2014 The Year of the Veteran

WHO QUALIFIES?

- Veterans who have been honorably discharged
- First time homebuyers serving on Active Duty
- National Guard service personnel
- Any of the above who meet standard underwriting criteria and income limits
- Home being purchased must be primary residence and fall below maximum price

PROGRAM FEATURES:

- Low interest rates
- Mortgages originated by private sector mortgage lenders in partnership with NHD
- Lenders may use all eligible loan types for financing
- Increases buyer's purchasing power while keeping payments low
- Funds are limited and available on a first come, first served basis

MARKET VS. HERO TO HOME LOAN COMPARISON

	Market	Hero to Home	Hero to Home
Loan	\$170,000	\$170,000	\$195,000
Mortgage Rate	4.25%	2.75%	2.75%
Loan Term	30 Years	30 Years	30 Years
Monthly Principal and Interest (does not include taxes and insurance)	\$836	\$694	\$796
Monthly Savings		\$142	\$40

INCOME AND PURCHASE LIMITS

County	Max Home Price	Max Household Income 2 or fewer	Max Household Income 3 or more
Carson City	\$280,125	\$69,500	\$79,925
Churchill	\$265,158	\$67,600	\$77,740
Clark	\$281,250	\$69,035	\$79,390
Douglas	\$343,125	\$84,370	\$97,025
Elko	\$265,158	\$79,900	\$91,855
Esmeralda, Lincoln, Lyon, Mineral, Nye	\$265,158	\$64,700	\$74,405
Eureka	\$265,158	\$74,500	\$85,675
Humboldt	\$265,158	\$73,400	\$84,410
Lander	\$265,158	\$69,300	\$79,695
Pershing	\$265,158	\$65,300	\$75,095
Storey, Washoe	\$318,175	\$79,216	\$91,098
White Pine	\$265,158	\$66,900	\$76,935

How Do I Begin?

This is an amazing opportunity for Nevada's honored Veterans. To get started, or for more information about the Hero to Home Mortgage Program, contact: Maggie Cassara, Loan Administration Officer, at 702.486.7220 ext. 222, mcassara@housing.nv.gov or visit www.housing.nv.gov. Or contact one of the approved lenders listed on our website directly.

