



TWO ORGANIZATIONS, A SHARED MISSION TO HELP NEVADANS.

When you compare the mission statements of the Nevada Housing Division (NHD) and the Nevada Rural Housing Authority (NRHA), it is not difficult to see why a partnership will be successful. Both organizations are committed to improving the quality of life for Nevadans through affordable housing opportunities.

Why help Nevadans buy homes? It simply makes good economic sense to encourage responsible home ownership that enhances the quality of life in both our rural and urban communities. Through their collaboration on the Home at Last™ MCC home financing program, NHD and NRHA are helping to make the dream of home ownership a reality for more Nevadans throughout the state.



NEVADA HOUSING DIVISION

The Nevada Housing Division was created by the Nevada Legislature in 1975 when it was recognized that a shortage of safe, decent, and sanitary housing existed throughout the State for low- and moderate-income Nevadans. Their mission is to improve quality of life by providing affordable housing opportunities.



NEVADA RURAL HOUSING AUTHORITY

Nevada Rural Housing Authority was formed in 1973 for the sole purpose of creating affordable housing opportunities in rural Nevada. Their mission is to enhance the quality of life in rural communities by providing the resources for greater independence through affordable housing and related programs.

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“ We would never have been able to get a house as nice as ours without the Home at Last™ program. ”

– NICOLE & FRANCISCO MORENO,
HOMEOWNERS SINCE OCTOBER 2012

**HOME AT LAST™
MCC PROGRAM**



GETTING YOU HOME

MAKING HOME OWNERSHIP AN AFFORDABLE REALITY

Home at Last™ MCC is a mortgage credit certificate program offering qualified first time buyers the best option to lower their monthly payment. Home At Last™ MCC provides a federal income tax credit equal to 40% of the interest paid on a mortgage loan. It provides a refund on your mortgage interest every year, plus you can still claim the remaining interest as a tax deduction.

WHAT DOES HOME AT LAST™ MCC OFFER:

- Federal income tax credit equal to 40% of the interest paid on a mortgage loan (maximum \$2,000 tax credit per year)
- Savings estimated at \$2,000, or \$166 a month, a year per household
- Savings continue each year based on actual interest paid on the home
- No asset limits for homebuyers

SAVINGS EXAMPLE:

Loan Amount: \$150,000

Interest Rate: 4.5%

Approximate Annual Interest: \$6,700

Tax Credit: 40% of mortgage interest

Savings First Year: \$2,000 (Max \$2,000 per year)

Savings Over 5 Years: \$10,000

Total Savings Over Life of Loan: \$44,700

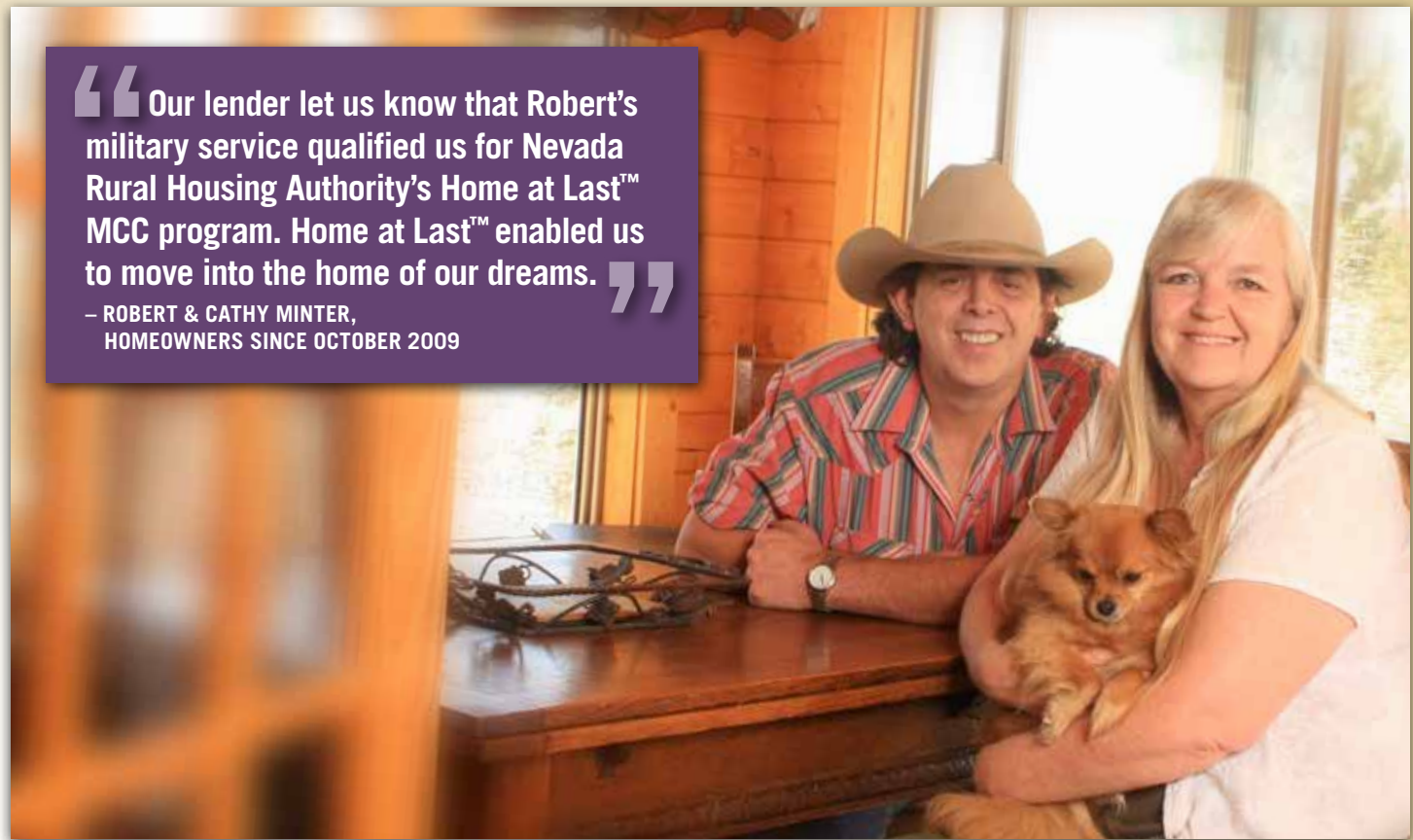
WHO QUALIFIES:

- First-time homebuyers (have not owned a home in the past three years) or qualified veterans who will live in the home as their primary residence
- Households meeting income qualifications and normal FHA, VA, Conventional or USDA RD underwriting requirements
- Borrowers who are purchasing a home in the state of Nevada
- Households meeting the maximum income and purchase price limits

Home At Last™ MCC is not a mortgage, it is a tax credit that makes house payments more affordable by putting extra cash in your pocket.

“ Our lender let us know that Robert’s military service qualified us for Nevada Rural Housing Authority’s Home at Last™ MCC program. Home at Last™ enabled us to move into the home of our dreams. ”

– ROBERT & CATHY MINTER,
HOMEOWNERS SINCE OCTOBER 2009



MAXIMUM INCOME LIMITS:

Income limits range from \$64,700 - \$85,675 for a family of two or fewer to \$74,500 - \$97,025 for a family of three or more. Income limits are determined by the county in which you are purchasing and the number of people in the household. See www.nvrural.org/mcc for specific limits as they are subject to change.

MAXIMUM HOME PRICE:

Carson City.....	\$280,125	Storey & Washoe....	\$318,375
Clark	\$281,250	All other counties ...	\$265,158
Douglas.....	\$343,125		

Maximum home prices are subject to change, please refer to nvrural.org/mcc for the most updated prices.

GETTING STARTED

For a list of approved MCC lenders and additional information about the program, visit nvrural.org/mcc.

As with most mortgage products, there are fees associated with Home At Last™ MCC. The lender application fee, due at time of application, is \$175. The Program Participation Fee is 1% of the loan amount. The MCC fee may be recovered through the income tax credit within the first year and the mortgage tax credit continues for the life of the loan. The fees may be paid by the seller, the buyer or paid jointly. In certain cases the fees may even be financed.

If you are purchasing in a town with a population of 150,000 or lower, consider pairing the Home at Last™ MCC program with Home at Last™ Access and receive even more financial support. Our Home at Last™ Access program provides a grant equal to 4% of the loan amount that may be used for down payment and/or closing costs. For details and to see if you qualify, visit www.nvrural.org/access.