



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 @ 4.50% * (FHA, VA, Fannie Mae: HFA Preferred) 1 st Mtg. TFPA 4.50% *	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	\$3,000 20 yr Loan @ 7%	Regular NHD income limits apply (see attached table)	As permitted by FHA/VA guidelines	Must fund with NHD first mortgage	50% of the purchase price unless an exemption is granted by Division	Attends a 6-8 hour HUD- approved homebuyer education class
Teachers' First Payment Assistance (TFPA) Note: (1&2) 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 640 / MAX DTI 45%

- 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) Funding allocation is limited
2) 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

STATE OF NEVADA

Department of Business & Industry

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