



Memorandum

TO: NIFA Participating Lenders
FROM: Jacki Young, Chief Homeownership Officer
DATE: July 14, 2017
SUBJECT: Memo #17-10, New Income Limits & Recapture Tax Notice

As required by federal tax law, NIFA has adopted new family income limits based on 2017 limits published by the Department of Housing and Urban Development. Please note the limits decreased in Saunders and Seward counties and increased in all other counties.

The 2017 income limits are included on the attached Appendix I and take effect for all loans with a reservation date in Lender Online (LOL) on and after July 14, 2017.

Participating Lenders should adhere to the following instructions as we transition from using the Initial/Final Notice of Recapture Tax (Form D) dated 08/2016 to the revised Form D dated 07/2017:

- Loan reservations dated prior to July 14, 2017. All borrowers should sign Form D dated 08/2016 at loan application and closing. We will retain this form in LOL until all loans make it through the purchase cycle.
- Loan reservations dated on and after July 14, 2017. Participating Lenders may begin using Form D dated 07/2017 at loan application. ***NIFA will require borrowers to sign the revised Form D at closing.*** We will accept borrower signatures using Form D dated 08/2016 at loan application only in situations where the Participating Lender is in the process of making the necessary changes to their loan origination system.

The revised Form D is available in LOL as a PDF document and is available in Word format upon request.

If you have any questions, please let us know.



Single Family Bond Program

Appendix I Maximum Household Income Limits Effective Date: July 14, 2017*

Area (Non-Target)	1-2 Family Members	3 or more Family Members
Adams County	69,300	79,695
Buffalo County	71,900	82,685
Cass County	75,000	86,250
Cheyenne County	70,800	81,420
Douglas County	75,000	86,250
Jefferson County	68,200	78,430
Lancaster County	72,000	82,800
Lincoln County	77,760	90,720
Logan County	75,120	87,640
McPherson County	75,120	87,640
Nemaha County	71,500	82,225
Perkins County	69,900	80,385
Phelps County	70,000	80,500
Sarpy County	75,000	86,250
Saunders County	76,200	87,630
Scotts Bluff County	68,200	78,430
Seward County	76,300	87,745
Washington County	75,000	86,250
Wayne County	72,900	83,835
All Other Counties	68,200	78,430
Area (Target)	1-2 Family Members	3 or more Family Members
Adams County	83,160	97,020
Douglas County	90,000	105,000
Jefferson County	81,840	95,480
Lancaster County	86,400	100,800
Scotts Bluff County	81,840	95,480

**Income limits are effective for all loans with a reservation date in Lender Online on and after 7/14/2017.*