



HOMEOWNERSHIP PROGRAMS

Homebuyer Assistance



A first mortgage loan combined with a second mortgage loan to provide down payment and/or closing cost assistance.

First Home Plus



A first mortgage loan for buyers who do not need down payment and/or closing cost assistance.

Military Home



A first mortgage loan for active military and qualified veterans who do not need down payment and/or closing cost assistance.

Household Income Limits

County (Non-Target)	1-2 Persons	3 or more Persons
Adams*	74,900	86,135
Buffalo	75,200	86,480
Cass	81,600	93,840
Cheyenne	75,300	86,595
Douglas*	81,600	93,840
Jefferson*	74,900	86,135
Lancaster*	78,400	90,160
Lincoln	81,600	95,200
Logan	81,600	95,200
McPherson	81,600	88,550
Nemaha	77,000	86,940
Perkins	69,900	80,385
Phelps	70,000	80,500
Sarpy	81,600	93,840
Saunders	77,000	88,550
Scotts Bluff*	74,900	86,135
Seward	77,200	88,780
Washington	81,600	93,840
Wayne	76,500	87,975
All Other	74,900	86,135

*These counties have target area census tracts that allow for higher income limits. Refer to NIFA's website for more info.

Benefits

- 30-year fixed rate mortgage loans
- Competitive interest rates
- Down payment and/or closing cost assistance
- Low or now down payment requirement
- Government and conventional loan options
- Reduced out of pocket expenses
- Reduced mortgage insurance premiums on conventional loans
- Homebuyer education classes
- Work with approved Participating Lenders located in Nebraska

Purchase Price Limits

Number of Units	Existing & New Construction Non-Target Counties	Existing & New Construction Target Counties
One Unit	250,000	300,000
Two Units	320,000	345,000
Three Units	390,000	475,000
Four Units	480,000	590,000

Eligibility Requirements

- First-time buyer (3-year rule)
- Household income & purchase price limits
- Completion of homebuyer education class prior to closing
- 640-659 credit score, maximum 45% DTI ratio
- 660+ credit score, maximum 50% DTI ratio
- No credit scores allowed subject to restrictions

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