• Affordable interest rates
• Down payment & closing cost assistance
• Lower monthly payments
• Increase home buyer purchase power
• Work with approved Nebraska lenders
• Partner with educated NIFA loan officers and real estate agents

• Beginning Farmer/Rancher Program
• Lower agriculture loan rates than those available in the conventional farm credit markets
• Purchase of land, land improvements, equipment/machinery, and breeding livestock

• Affordable rental housing in Nebraska communities
• Units built with Low Income Housing Tax Credits (LIHTC)
• Designated as Nebraska's housing credit allocation agency
• Credits to Own (CROWN) - lease-to-own housing program

• Partner with community-based organizations
• Technical assistance and outreach provide information of the financial resources available in the State; various programs NIFA has to offer; and the process by which housing development occurs
HOMEOWNERSHIP PROGRAMS

NIFA offers competitive interest rates, and loans for down payment assistance. These programs are designed for first-time homebuyers and have features that can lower monthly payments and increase buying power.

First Home Program
First mortgage loan with a 30-year fixed interest rate.
For buyers who do not need down payment and/or closing cost assistance.

Military Home Program
A first mortgage loan with NIFA's lowest 30-year fixed interest rate for active military and qualified veteran buyers who do not need down payment and/or closing cost assistance.
- Qualified veterans are exempt from first-time buyer rule

Homebuyer Assistance Program
First mortgage loan (30-year fixed rate) combined with a second mortgage loan (10-year fixed rate) to provide down payment and/or closing cost assistance.
- Down payment and/or closing cost assistance
- Loan amount not to exceed 5% of the purchase price or $10,000
- Low rate with a 10-year term
- Reduces out of pocket expenses to as little as $1,000 in some situations

Eligibility Requirements
- Borrowers must be first-time buyers (3-year rule)
- All NIFA programs have household income & purchase price limits
- Every NIFA buyer is required to take a homebuyer education class before loan closing
**Homebuyer Assistance**

Designed specifically for “First-Time Homebuyers”! HBA combines the benefits of the NIFA first mortgage loan (30-year fixed rate) with a second mortgage loan (10-year fixed rate).

This program assists first-time homebuyers with down payment and closing costs.

**What is a first-time buyer?**

Someone who has not held an ownership interest in their principal residence within the past three years. Exceptions may apply.

**Household income limits:**

NIFA programs include all sources of gross annual income for persons 18 years or older expected to live in the home. Income limits are established by household size.

**Purchase price limits:**

The purchase price of the home cannot exceed $283,000 for a single unit located in a non-target area or $346,000 in a federally designated target area.

**Homebuyer Education:**

All occupying buyers responsible for loan payments must complete an approved homebuyer education class prior to closing. The sooner the better! Many classes are free and available online or in person.

**What is a Homebuyer Assistance (HBA) loan?**

- A first mortgage loan combined w/ a second mortgage loan
- 2nd loan amount = not to exceed 5% of the purchase price or $10,000
- Low interest rate
- 10 year loan term
- Buyer down payment required
- Gift funds accepted for down payment

**AM I ELIGIBLE?**

- Explore nifaloan.org
  - Check to see if you may be eligible for a NIFA loan
  - Connect with NIFA Loan Officer & Realtor Specialists
  - Talk to a NIFA Loan Officer to start an application process
  - Take a homebuyer education class online or in-person
  - Find a Nebraska Realtor and begin shopping for homes
FIRST HOME PROGRAM

First mortgage loan with a 30-year fixed interest rate.
For buyers who do not need down payment and/or closing cost assistance.

WHAT IS A FIRST-TIME BUYER?
Someone who has not held an ownership interest in their principal residence within the past three years. Exceptions may apply.

HOUSEHOLD INCOME LIMITS:
NIFA programs include all sources of gross annual income for persons 18 years or older expected to live in the home. Income limits are established by household size.

PURCHASE PRICE LIMITS:
The purchase price of the home cannot exceed $283,000 for a single unit located in a non-target area or $346,000 in a federally designated target area.

HOMEBUYER EDUCATION:
All occupying buyers responsible for loan payments must complete an approved homebuyer education class prior to closing. The sooner the better! Many classes are free and available online or in person.

FIRST HOME TARGETED PROGRAM

First mortgage loan with a 30-year fixed interest rate.
For buyers who do not need down payment and/or closing cost assistance.

- Buyers do not need to meet NIFA’s first-time homebuyer requirement
- Household income and purchase price limits are higher when a home is located in a target area
- Target areas are designated by the federal government and determined every 10 years
- The following counties have targeted census tracts: Adams, Douglas, Jefferson, Lancaster, Scotts Bluff
- Use NIFA’s interactive map to help identify whether or not a specific home is located in a target area

ACCESS MAP

AM I ELIGIBLE?

- Explore nifaloan.org
  - Check to see if you may be eligible for a NIFA loan
  - Connect with NIFA Loan Officer & Realtor Specialists
  - Talk to a NIFA Loan Officer to start an application process
  - Take a homebuyer education class online or in-person
  - Find a Nebraska Realtor and begin shopping for homes

402.434.3900   homeownership@nifa.org   www.nifa.org
MILITARY HOME PROGRAM
A first mortgage loan with NIFA's lowest 30-year fixed interest rate for active military and qualified veteran buyers who do not need down payment and/or closing cost assistance.

WHAT IS A FIRST-TIME BUYER?
Someone who has not held an ownership interest in their principal residence within the past three years. Exceptions may apply.

HOUSEHOLD INCOME LIMITS:
NIFA programs include all sources of gross annual income for persons 18 years or older expected to live in the home. Income limits are established by household size.

PURCHASE PRICE LIMITS:
The purchase price of the home cannot exceed $283,000 for a single unit located in a non-target area or $346,000 in a federally designated target area.

HOMEBUYER EDUCATION:
All occupying buyers responsible for loan payments must complete an approved homebuyer education class prior to closing. The sooner the better! Many classes are free and available online or in person.

MILITARY HOME BENEFITS

30
Year fixed interest rate

% Lowest NIFA interest rate

Government Loan Options: VA, FHA, USDA-RD

Qualified Veterans do not have to be first-time buyers

AM I ELIGIBLE?
- Explore nifaloan.org
  - Check to see if you may be eligible for a NIFA loan
  - Connect with NIFA Loan Officer & Realtor Specialists
  - Talk to a NIFA Loan Officer to start an application process
  - Take a homebuyer education class online or in-person
  - Find a Nebraska Realtor and begin shopping for homes

402.434.3900 homeownership@nifa.org www.nifa.org