



HOMEOWNERSHIP PROGRAMS

NIFA offers competitive interest rates, low or no down payment loans, low mortgage insurance premiums for conventional loans, and loans for down payment and closing cost assistance. NIFA programs have features that can lower monthly payments, increase buying power and remove barriers to homeownership.

Homebuyer Assistance

First Home Plus

Military Home

The Homebuyer Assistance (HBA) Program is a first mortgage loan combined with a second mortgage loan to provide down payment and/or closing cost assistance.

Program Benefits

- *30-year fixed rate first mortgage loans
- *Down payment and/or closing cost assistance up to 5% of purchase price
- *Very low second mortgage interest rate with a 10-year term
- *Reduces out of pocket expenses to as little as \$1,000 in some situations
- *Government and conventional loan options
- *Homebuyer education classes
- *Work with approved Participating Lenders located in Nebraska

The First Home Plus Program is a first mortgage loan for buyers who do not need down payment and/or closing cost assistance.

Program Benefits

- *Competitive interest rates
- *30-year fixed rate first mortgage loans
- *Low or no down payment requirement
- *Government and conventional loan options
- *Reduced mortgage insurance premiums on conventional loans
- *Homebuyer education classes
- *Work with approved Participating Lenders located in Nebraska

The Military Home Program offers a first mortgage loan to active military and qualified veteran buyers who do not need down payment and/or closing cost assistance.

Program Benefits

- *Competitive interest rates
- *30-year fixed rate first mortgage loans
- *Low or no down payment requirement
- *Qualified veterans are exempt from first-time buyer rule
- *Government loan options
- *Homebuyer education classes
- *Work with approved Participating Lenders located in Nebraska

Eligibility Requirements

- First-time buyer (3-year rule)
- Household income limits
- 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