



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

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.

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

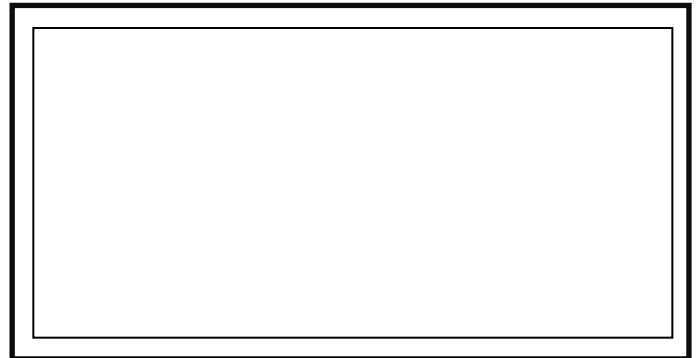
Household Income Limits

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

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



2.2019

