



Nevada Rural Housing is helping deliver funds dedicated to get rural Nevada residents into affordable homeownership – this could be the opportunity for homeownership in Nye County!

This program opens the door to:

- Two forgivable down payment assistance options of either **\$16,000** or **\$5,000** paired with a 30-year first mortgage with a below-market interest rate ensuring long-term affordability.
- Visit [HALRates.org](https://www.halrates.org) for options and rates.

Pair it with the MCC for the following benefits:

- The Mortgage Credit Certificate (MCC) helps first-time buyers and qualified veterans obtain mortgage tax credits for the life of the loan.
- MCC increases qualifying income and lowers debt-to-income ratios which help more homebuyers get approved for a home mortgage. For example, a \$345,000 mortgage at 6.50% interest generates an estimated \$371 in additional monthly income*.
- The MCC boosts purchasing power and makes homeownership more affordable.

Buy in Nye program eligibility:

- Household income limit is 300% of Federal Poverty Guidelines. Income limit for household size of 2 is \$54,930. Add \$14,160 for each additional household member.
- Rural homebuyers who have not owned a home in the last 3 years.
- At least one borrower must have a minimum 6-month Nevada residency.
- Homebuyer education is required.

Learn More at BuyinNye.org



*Buy in Nye, a program of the Nevada Rural Housing Authority does not originate mortgage loans. Eligibility for the homeownership programs is determined by participating licensed lenders who are responsible to follow all program and loan agency guidelines and reserve rates published with eHousingPlus. Interest rates vary based on amount of assistance provided. Not all applicants will qualify. All MCC holders or applicants should consult their own tax advisor or the Internal Revenue Service for guidance regarding the calculation of the tax credit benefit. Example savings figures are estimates and for illustrative purposes only.

