Nevada Rural Housing Authority

Income Limits

Home At Last Program - Income Limits (Rev 07/18/23)

- $165,000 for FHA and VA loans, and Fannie Mae Conventional loans if borrower income exceeds 80% of Area Median Income (AMI)
- Follow loan agency guidelines (USDA, Fannie Mae, etc.) for income calculation and income limits. The eHPortal does not check the lower income limits. Lenders are responsible for ensuring that loans meet the program requirements.
- USDA loans - Household income may exceed the program limit when the loan meets USDA income guidelines.
- The program permits using qualifying income to determine eligibility, unless not allowed by the loan agency (Fannie Mae, etc.)
- Fannie Mae and Freddie Mac loans require the income for all borrowers who sign the Note to not exceed the program limits.
- If a borrower is using the 80% AMI Fannie Mae or Freddie Mac loan product and also receiving a Mortgage Credit Certificate (MCC), lenders must include the estimated additional qualifying income generated by the MCC when determining income eligibility for the program. This does not apply to borrowers with income over 80% AMI, or borrowers using FHA, VA, or USDA financing.

Home Means Nevada Program - Income Limits (Rev 01/22/24)

The maximum income limit for the Home Means Nevada Program is 300% of the Federal Poverty Guidelines (FPG). Refer to the Income Limit Chart below to view the limits for all Nevada Rural Housing programs. Lenders must also follow loan agency income limits, if more restrictive. Lenders must use the provided Income Calculation Worksheet included in these guidelines when calculating the income for the household and determining eligibility for the program. To determine household size, include all persons who will occupy the home as their principal residence. See last pages for further guidance on calculating the income.

NEVADA RURAL HOUSING

Homeownership Programs Income Limits

Home At Last™ - FHA, VA, USDA loans

County	Household Size	Income Limit*
All	All	$165,000

Home At Last™ - Conventional loans if borrower income exceeds 80% AMI

County	Household Size	Income Limit*
All	All	$165,000

Home At Last™ - Conventional loans if borrower income is 80% AMI or less

County	Household Size	Income Limit*
Carson City	All	$74,800
Churchill	All	$75,680
Clark	All	$67,120
Douglas	All	$78,640
Elko	All	$85,360
Esmeralda	All	$74,000
Eureka	All	$74,000
Humboldt	All	$77,120
Lander	All	$87,680
Lincoln	All	$74,000
Lyon	All	$74,000
Mineral	All	$74,000
Nye	All	$74,000
Pershing	All	$74,000
Storey	All	$83,520
Washoe	All	$83,520
White Pine	All	$74,960

Home Means Nevada Rural DPA Program

County	Household Size	Income Limit**
All	1	$45,180
All	2	$61,320
All	3	$77,460
All	4	$93,600
All	5	$109,740
All	6	$125,880
All	7	$142,020
All	8	$158,160*

* Add $16,140 for each additional household member.

Mortgage Credit Certificate Program

	Maximum Purchase Price	Income Limit***	
		1-2 Persons	3 or More Persons
Carson City	$515,804	$92,224	$106,058
Churchill	$481,176	$88,100	$101,315
Clark	$504,081	$89,734	$103,195
Douglas	$670,545	$109,920	$128,240
Elko	$481,176	$106,700	$122,705
Esmeralda	$481,176	$88,100	$101,315
Eureka	$481,176	$102,500	$117,875
Humboldt	$481,176	$96,400	$110,860
Lander	$481,176	$109,600	$126,040
Lincoln	$481,176	$88,100	$101,315
Lyon	$481,176	$88,100	$101,315
Mineral	$481,176	$88,100	$101,315
Nye	$481,176	$88,100	$101,315
Pershing	$481,176	$88,100	$101,315
Storey	$633,033	$114,661	$131,860
Washoe	$633,033	$114,661	$131,860
White Pine	$481,176	$88,100	$101,315

*Home At Last Income Limits effective June 12, 2023

**Home Means Nevada Income Limits effective January 17, 2024

***MCC limits effective June 1, 2023 (Non-Targeted area limits are displayed, refer to guidelines for Targeted area limits)

EQUAL HOUSING OPPORTUNITY

ADDENDUM A

DETERMINING INCOME FOR

HOME MEANS NEVADA DOWN PAYMENT ASSISTANCE (DPA) PROGRAM

An Underwriting Guide for Determining Borrower and Occupant Income for Household Income

Program qualifying income (or compliance income) is not the same as credit qualifying income. The calculation of Program qualifying income is different than the calculation of credit qualifying income, the income that is used for credit underwriting your borrower's FHA, USDA-RD, VA, or Fannie Mae/Freddie Mac Conventional loan.

Program qualifying income considers the income of borrowers and their spouses (regardless of spouse's occupancy of the primary residence and whether or not a party to the loan) AND all household members 18 years of age or older (related or unrelated).

Unlike income that is averaged for credit underwriting, the Home Means Nevada Rural DPA Program considers the actual Current Gross Annual Income. You should be reviewing the YTD income and the income shown on previous tax returns for consistency. If there are not inconsistencies in earnings, use the below for determining the actual Current Gross Annual Income for each occupant 18 years of age or older. Current gross monthly income is generally determined first then it is multiplied by 12 months to determine the total Current Gross Annual Income. Upon the determination of Current Gross Annual Income for each occupant, the Household Income can then be determined and compared to the Income Limits and household size for the county in which the borrower(s) are purchasing to determine if the borrower(s) are eligible.

Please note that this serves as a guide only. Underwriters and Lenders must determine the most accurate actual Current Gross Annual Income based on the pay documentation collected from borrower(s) and spouse(s) and other occupants 18 years of age or older. Underwriters and Lenders must exercise due diligence in determining Household Income and collect the appropriate pay documentation for each occupant 18 years of age or older that supports and validates the Program qualifying income of each occupant. Please note that this documentation may vary from borrower or occupant depending on the borrower or occupant's profession, income source, work schedule or how often income is received. Just as a Lender would collect the necessary income documentation to support and validate credit qualifying income for a borrower, Lenders should collect the necessary income documentation to support and validate the Program qualifying income of the borrower(s) and/or occupant(s).

Gross monthly income considers the sum of monthly gross pay; any additional income from overtime, part-time employment, bonuses, income from self-employment, dividends, interest, royalties, pensions, VA compensation and net rental income, other income (such as alimony, child support, sick pay, social security benefits, unemployment compensation, income received from trusts, and income received from business activities or investments), and the continuation of which is probable for the next 12 months based on foreseeable economic circumstances determined at the time of application.

EQUAL HOUSING OPPORTUNITY

Program Qualifying Income: Household Income will be confirmed on the eHousingPlus eHPortal, Underwriter's Certification. Any income obtained from this document that reflects a Household Income exceeding the income limit will result in the pending of the loan file and non-purchase of the loan until Lender resolves the discrepancy. Lenders can resolve by providing any necessary documentation to support income eligibility or, if it is determined though the review of additional documentation submitted by the Lender that the Household Income does exceed the Income Limit, the loan will be cancelled, and the borrower will not be eligible for participation in the Program. Use the information below as a general guide. Please contact the eHousingPlus Compliance Team with any questions or concerns at services@eHousingPlus.com or 954-217-0817.

IMPORTANT! PLEASE READ.

Alternative pay or income documentation used to support Household Income should be retained by the Lender and any alternative documentation used to validate Household Income should be acceptable to the Loan Agencies (FHA, USDA-RD, VA, Fannie Mae/Freddie Mac Conventional). Alternative pay or income documentation includes, but may not be limited to, current pay stubs which delineate "current period", W-2's, for all borrowers and all employers, and bank statements to verify the receipt of income. If W-2's are present in the loan file, Lenders should verify that the total of W-2's presented equals the income shown on borrower / occupant tax returns. For clarification on which documentation should be submitted to eHousing to confirm borrower(s) are eligible for participation in the Program, please see the "Closing, Shipping and Clearing Loans for Purchase" section of this Lender Guide.

Pay or income documentation to support credit underwriting for the first mortgage loan and to support AUS findings are forwarded to the Master Servicer upon loan closing in the first mortgage closed loan file. **The Master Servicer does not re-underwrite loans.** The Master Servicer will confirm that the pay/income documentation included with the first mortgage closed loan file supports the AUS findings and credit underwriting approval.

Verification of Employment
A verification of employment (VOE) may not be required if acceptable pay/income or alternative pay/income documentation can validate Household Income. If a VOE is required by the Agencies, then it should be obtained for credit underwriting, but it may not necessarily be considered in determining Program income if alternative documentation provides a more accurate reflection of a borrower / occupant's Current Gross Annual Income.

Income from a Salary or Wage
Using the last 4 – 6 weeks' pay stubs, add together the gross pay from each pay stub supplied. Divide this total by the number of pay stubs and then multiply by the number of pay periods within a year (i.e., if paid bi-weekly multiply by 26, if bi-monthly multiply by 24, etc.).

Commission / Bonus Income
If commission income was noted to have been received as YTD on the 4 – 6 weeks of paystubs supplied, but was not actually received during the review period:
Divide the YTD commission / bonus income by the number of pay periods that have already occurred in the year to obtain the average per pay period. Multiply this average by the total number of pay periods in the year. Add this amount to the calculated income from salary or wage.

Self-Employed / Income from Business
Use the quarterly tax returns and financial statements to identify the current net YTD income. Add back in any depreciation. Divide the YTD income by the number of months during which it was earned and multiply by 12. Losses from a business cannot be deducted from another source of income.

Verification that Overtime, Bonus or Commission payments are terminated
If OT was received during the 4 – 6 weeks of pay subs provided, or bonus or commission income was noted as paid in the YTD information, but verification has been provided in writing from valid third-party source (i.e., employer confirming termination of such income or that is it not likely to continue or change in employment status ceased these payments), you may remove these amounts received when calculating the Program income.

Interest / Dividends
Use current earnings statements issued by the bank, investment broker or agent. Identify the YTD interest or dividend earnings. Divide by the number of months this YTD represents and multiply by 12. If statements are not available, and the terms of the investment agreement are available, multiply the principal amount of the asset times the annual interest yield factor for a projected interest earnings amount. If neither are available, us the previous year's earnings statements or tax returns to identify the total annual interest and dividend income. If the assets are still invested in the same instruments, use the previous year's figures.

Alimony / Child Support
Use the monthly amount appearing in the divorce decree, separation agreement or other support document. If the borrower / occupant receives more or less than the amount stipulated in the agreements, use the monthly figure that the borrower / occupant declares and that can be verified (on bank statements for example).

Multiply the verified or calculated amount from the above process times 12.

Pensions / Temporary Payments
Use the benefits statement issued by the benefits provider (pensions, workers compensation, disability compensation, social security, AFDC, etc.) to identify the amount of the benefit, payment frequency and expected term of benefit. Multiply the amount of the benefit times the payment frequency. If the benefit is absolutely not payable to the recipient beyond a given date (a verifiable complete and permanent stop of benefits without extensions, exceptions, waivers or other conditions) and such date is within 12 calendar months of the anticipated closing date, then calculate the benefits expected through the end of the benefits term.

Boarder Income
All income of persons 18 years of age or older who are expected to principally and permanently reside in the residence being financed must be included in the calculation of Current Gross Annual Income. Anticipated Rental Income from 2 – 4 Unit Properties Anticipated rental income from the property being purchased is not included in the calculation of income for Program purposes but may be treated as detailed in Agency guidelines. If the borrower / occupant currently receives income from rental property, that income must be included in the calculation of income. Use the last year's tax returns to establish any rental income and remember to add back depreciation.

Calculation of Current Gross Annual Income

Add together all sources of income per each borrower / occupant. Compare the calculated Current Gross Annual Income to paystubs, VOE's, the previous year's income per W2's and tax returns. You should not note significant differences that cannot be accounted for (i.e., Child Support income). In some cases, the Current Gross Annual Income will be higher than the previous year's income. Significant variances should be attributable to increases/decreases in pay or number of hours worked. If paystubs are being used as confirmation of eligibility, Lenders should note within their loan file any variances and why any variances have occurred.

Calculation of Household Income

Add together the Current Gross Annual Income calculated for each borrower / occupant. Compare the Household Income calculated to the Income Limit to ensure compliance with Program requirements.