



# Homebuyer Assistance

The Homebuyer Assistance (HBA) Program combines the benefits of the NIFA first mortgage loan with a second mortgage loan, providing down payment and/or closing cost assistance to qualified homebuyers

Homebuyers must be a first time homebuyer (you cannot have had an ownership interest in your principal place of residence within the last three years unless you are purchasing a home in a federally designated target area or are a “qualified veteran”)

Homebuyers must meet NIFA purchase price and income limits. The residence must be owner occupied

All homebuyers must complete a homebuyer education class prior to closing



## First Mortgage Loan:

- 30-year fixed mortgage with no origination fee
- Loans will be made at current NIFA interest rates\*
- The first mortgage must be an FHA, VA, RD or conventional loan
- Homebuyers must have a minimum investment of \$1,000 (can be gift funds)

## Second Mortgage:

- Loans will be made at current NIFA interest rates\*
- 10-year term (120 months with no origination fee)
- Amount of the second mortgage loan may not exceed 5% of the purchase price of the residence
- Homebuyer must make principal and interest payments on second mortgage loan

*\*Interest rates and terms are subject to change*

**For more information contact:**



**We work for you!**

402-434-3900

800-204-6432

[www.NIFA.org](http://www.NIFA.org)

Facebook: NIFAHousing

10/14