



## Affordable Financing for First-Time Homebuyers

Nebraska Investment  
Finance Authority  
1230 O Street  
200 Commerce Court  
Lincoln, NE 68508  
402-434-3900  
Fax: 402-434-0780

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

Lender On-Line  
(LOL):  
<https://lol.nifa.org>  
(participating  
lenders)

# MEMORANDUM

**TO:** NIFA Participating Lenders  
**FROM:** Jacki Young, Single Family Program Manager  
**DATE:** July 22, 2014  
**SUBJECT:** Memo #14-14 – Update to Natural Disaster Fund  
(1) Appendix I – Limits and Special Financing Rates  
(2) Appendix II – Loan Submission Transmittal

---

On July 2, 2014, NIFA announced the availability of a \$2 million Natural Disaster Fund for households within the following counties that were affected by the recent natural disasters: Clay, Cuming, Seward, Stanton, Wayne and York. **Two additional counties have been added at this time: Cedar and Dixon.**

The Natural Disaster Fund offers special interest rate financing and is restricted to individuals who owned and lost their home as a result of the recent natural disasters or individuals who were renting a home that was lost. To clarify, the special financing can be used for the permanent loan for site acquisition and new construction or the purchase of a home within one of the affected counties. If the affected homebuyer will be constructing or purchasing a home in a Nebraska county that is not listed above, NIFA's regular program interest rates would apply.

NIFA will waive the first time homebuyer requirement for individuals who owned and lost their home from a natural disaster in the affected counties.

Please note that NIFA has adopted higher maximum income and purchase price limits for the Natural Disaster Fund. The income and purchase price limits are set forth in the attached Appendix I. These apply as long as the individuals who lost their home due to a natural disaster in one of the affected counties is purchasing or constructing a new home in the State of Nebraska.

Loan application packages will be accepted and processed by NIFA on a first-come, first-serve basis through October 31, 2014. The loan closing deadline is April 30, 2015. **All loans must meet agency insuring guidelines, secondary market guidelines and US Bank credit overlays.**

Participating lenders will not be able to reserve loans in Lender Online (LOL). NIFA must receive a copy of the following documents before a commitment of funds will be granted:

1. Completed Loan Submission Transmittal – Appendix II
2. Complete loan application
3. An executed purchase or construction agreement
4. Either a copy of the homeowner's insurance claim or a personal property renter's claim. (If the renter cannot provide a personal property claim, NIFA will accept a signed notarized affidavit referencing the property address of the renter's previous residence.)

If you have any questions, please give us a call.



## APPENDIX I NATURAL DISASTER FUND

**Homebuyer Eligibility and Special Financing:** NIFA will waive the first-time homebuyer requirement for persons that lost their home by natural disaster. NIFA is also offering special financing as outlined below for persons who lost their home due to a natural disaster in one of the following counties and will purchase or build a home in one of these counties: Cedar, Clay, Cuming, Dixon, Seward, Stanton, Wayne and York.

**Income and Purchase Price Limits:** If the household lost their home as a result of a natural disaster and will be purchasing or building a home in a Nebraska county that is not listed above, the regular NIFA program interest rates would apply. In either scenario, NIFA will allow higher maximum income and purchase price limits for households who lost their home by a natural disaster in the above mentioned counties. NIFA will require a completed Loan Submission Transmittal (Appendix II), complete loan application, executed purchase or construction agreement and a copy of the homeowner's insurance claim before a waiver and commitment of funds is granted. Based on the location of the new home, the following maximum household income and purchase price limits apply:

### Maximum Household Income & Purchase Price Limits

County	1-2 Persons	3 or more Persons	Existing or New Construction (single units only)
Cedar, Clay, Cuming, Dixon, Stanton, Wayne & York	\$92,400	\$105,600	\$250,000
Seward	\$107,100	\$122,400	\$250,000
All Other Areas	\$92,400	\$105,600	\$250,000

### Special Financing - Interest Rates (1)

Loan Type	Interest Rate	Origination/Discount	P&I Factor
Government (2)	3.00	0% + 0%	4.216040
Conventional (3)	3.50	0% + 0%	4.490447

(1) Only for loans to households who lost their home by a natural disaster in the following counties and will purchase or build a home in one of these counties: Cedar, Clay, Cuming, Dixon, Seward, Stanton, Wayne and York.

(2) Government loans include USDA/Rural Development, FHA and VA products. All loans must meet agency insuring guidelines, secondary market guidelines and US Bank credit overlays.

(3) Conventional loans include the Fannie Mae HFA Preferred product only. All loans must meet agency insuring guidelines, secondary market guidelines and US Bank credit overlays.