

## ***Loan Programs***

***American Dream Downpayment Initiative (ADDI)***-Available through HUD, ADDI aims to increase the homeownership rate, especially among lower income and minority households, and to revitalize and stabilize communities. Down payment, closing costs, and rehabilitation costs are available to qualifying low-income first-time homebuyers. Applicants must be first-time homebuyers interested in purchasing single-family housing. Income must not exceed 80% of median income and may not exceed \$10,000 or 6% of the purchase price of the home, whichever is greater. More info is available at [www.hud.gov/offices/cpd/affordablehousing/programs/home/addi/index.cfm](http://www.hud.gov/offices/cpd/affordablehousing/programs/home/addi/index.cfm).

***Bar-None Housing Program***-This innovative cooperative effort, offered by Nebraska Housing Resources, is designed to create quality, functional, low maintenance and energy efficient affordable housing for residents of rural Nebraska. The Program utilizes a seldom-used subsidy, reduced cost prison inmate labor, while the inmates gain marketable skills for post-release employment. Special NIFA low interest financing is available to qualified first-time homebuyers (subject to income and price restrictions). Additional details are available at [www.nifa.org/programs/](http://www.nifa.org/programs/) or [www.barnone.biz/](http://www.barnone.biz/).

***Center for Rural Affairs***-This is a private, non-profit organization, that works to strengthen small businesses, family farms and ranches, and rural communities. Keeps abreast of current legislation like the New Homestead Act. Visit [www.cfra.org/](http://www.cfra.org/) for more info about the NHA or for the Center for Rural Affairs.

***Community Support Grant Program***-The Wells Fargo Housing Foundation offers financial support to nonprofit housing organizations that are seeking more than volunteer assistance. Wells Fargo Housing Foundation provides support in all communities where Wells Fargo provides products and services. Support targets nonprofit housing organizations that help low-income families own a home as well as those organizations that respond to the shelter needs of the transitionally homeless and supportive housing for disabled adults. If you would like additional info concerning this WFHF Program, log onto [www.wellsfargo.com/about/wfhf/programs](http://www.wellsfargo.com/about/wfhf/programs).

***CROWN (Credits to Own)***-This is a NIFA housing program involving lease-to-own homeownership within reach of very low-income households while assisting local governments in revitalizing their neighborhoods. CROWN utilizes the Low-Income Housing Tax Credit program as one financing tool. Other sources of financing may be HOME funds, Affordable Housing Trust funds, Federal Home Loan Bank funds, local government grants and loans, and traditional development financing sources. More info is available at [www.nifa.org/programs/](http://www.nifa.org/programs/).

***\*Fannie Mae***-This is a private company that works to make sure mortgage money is available for people in communities all across America. They do not lend money directly to homebuyers, but work instead with lenders to make sure they don't run out of

mortgage funds, so more people can achieve the dream of homeownership. Fannie Mae has developed a wide array of innovative mortgage products, available through a nationwide network of approved lenders. More info available at the website [www.fanniemae.com/](http://www.fanniemae.com/).

**FHA**-The Federal Housing Administration, a.k.a. FHA, provides mortgage insurance on loans made by FHA-approved lenders throughout the U.S. and its territories. FHA insures mortgages on single family and multifamily homes including manufactured homes and hospitals. It is the largest insurer of mortgages in the world, insuring nearly 33 million properties since 1934. To learn more about the FHA and its programs, visit the website at [www.hud.gov/offices/hsg/fhahistory.cfm](http://www.hud.gov/offices/hsg/fhahistory.cfm).

**FHA 203 (b) “basic”**-This is the most commonly used FHA program. The purpose of this program is to provide mortgage insurance for a person to purchase or refinance a principal residence. It offers a low down payment, flexible qualifying guidelines, limited lender’s fees, and a maximum loan amount. For more information on this program or others offered by FHA, visit their website at [www.hud.gov/offices/hsg/sfh/insured.cfm](http://www.hud.gov/offices/hsg/sfh/insured.cfm).

**FHA 203 (k) “rehab loan”**-This is a loan that enables the homebuyer to finance both the purchase and rehabilitation of a home through a single mortgage. A portion of the loan is used to pay off the seller’s existing mortgage and the remainder is placed in an escrow account and released as rehabilitation is completed. This loan must follow many of the 203(b) eligibility requirements as well as other eligibility requirements. Information about this and other FHA programs is available at their website, [www.hud.gov/offices/hsg/sfh/insured.cfm](http://www.hud.gov/offices/hsg/sfh/insured.cfm).

**\*Freddie Mac**-This corporation was chartered by Congress to keep money flowing to mortgage lenders in support of homeownership and rental housing. By doing so, they ultimately help homeowners and renters receive lower housing costs and better access to home financing. They offer a wide variety of mortgage products. Learn more about Freddie Mac and their extensive services at [www.freddiemac.com/](http://www.freddiemac.com/).

**\*Ginnie Mae (GNMA)**-The Government National Mortgage Association is the only mortgage-backed security that enjoys the full faith and credit of the U.S. Government. Ginnie Mae is dedicated to supporting the expansion of affordable housing in America and has helped over 30 million homeowners over the past 35 years. Additional info is available at [www.ginniemae.gov/](http://www.ginniemae.gov/).

**Homebuyers Assistance (HBA)**-This is a NIFA program that provides down payment and closing cost assistance. The borrower must qualify for a regular NIFA Single Family mortgage in order to receive down payment assistance; therefore, they must meet the income and purchase price limits and the first time homebuyer requirement. The amount of assistance under the HBA program is in an amount equal to 4.25% of the first mortgage amount. The interest rate for NIFA mortgage loans is different from regular NIFA loans. Under the HBA program, the borrower is required to

contribute a minimum of \$500 from his/her own funds or from gift funds. Additional details are available at [www.nifa.org/customers/first\\_time\\_homebuyer.html](http://www.nifa.org/customers/first_time_homebuyer.html).

***HUD (U.S. Dept. of Housing and Urban Development)***-This organization's mission is to increase homeownership, support community development and increase access to affordable housing free from discrimination. HUD insures mortgage loans to help people buy or refinance their current homes with a low down payment. HUD doesn't give you the loan directly; you will need to go to a local HUD-approved lender, who will help determine which HUD program a prospective homebuyer is interested in. HUD has a variety of programs available. More info is available at [www.hud.gov/](http://www.hud.gov/).

***Nebraska Housing Resources***-A non-profit organization working toward furthering the American Dream by helping small builders serve first-time homebuyers through creative use of all available resources, public and private. To learn more about this organization and available resources, visit their website at [www.nhr.info/](http://www.nhr.info/).

***New Homestead Act***-The NHA seeks to attract new residents and businesses to rural areas suffering from high out-migration. One aspect of the NHA is a \$5000 tax credit for the home purchases of individuals who locate there for 5 years (or 10% of purchase price, whichever is lower). Visit the Center for Rural Affairs website for more info [www.cfra.org/resources/summary\\_newhomesteadact.htm](http://www.cfra.org/resources/summary_newhomesteadact.htm).

***NIFA (Nebraska Investment Finance Authority)***-The mission is to serve the people of Nebraska. Their programs provide low-interest rate financing for manufacturing facilities, certain farm property, health care facilities, residential rental properties, housing rehabilitation, *homeownership*, and wastewater treatment and safe drinking water facilities, as well as public safety communications projects. They also administer the federal Low Income Housing Tax Credit program for residential rental property development. NIFA's homeownership program offers eligible buyers 30-year mortgages with below market rates. They have three basic Single Family homeownership programs available. More info is available at [www.nifa.org/](http://www.nifa.org/).

***Single Family Regular Mortgage***-This NIFA program provides funding for mortgages made to homebuyers throughout the state who qualify as first-time homebuyers (restrictions apply) and meet established income and purchase price limits. NIFA partners with a network of mortgage lenders to carry out the program. First-time homebuyers should contact a participating lender and inquire about a NIFA loan. Qualifying NIFA loans must be insured by one of following: FHA, VA, USDA/RD, or Private mortgage insurance. Find more info at [www.nifa.org/programs/](http://www.nifa.org/programs/).

***Super Target Mortgage (STMP)***-This is a NIFA Single Family Program, which provides additional financial incentives for homeownership. Lower interest rates help increase the supply of affordable housing by providing financing for new single-family homes and existing housing stock which has undergone a certain amount of rehabilitation. The STMP funds are available for mortgage loans to first-time homebuyers with incomes at or below 80% of the county area median income, adjusted

for family size. The maximum purchase price for Super Target Mortgages is \$145,000 in Non-targeted areas and \$160,000 in Targeted Areas. More info is available at [www.nifa.org/programs/](http://www.nifa.org/programs/).

***Team Member Volunteer Program***-The Wells Fargo Housing Foundation contributes financial support to nonprofit housing organizations when Wells Fargo employees volunteer to help renovate or build a home for a low-income family. Support ranges from \$2,500 to \$25,000 per home. More info about this program is available at [www.wellsfargo.com/about/wfhf/programs](http://www.wellsfargo.com/about/wfhf/programs).

***Wells Fargo Housing Foundation***- The mission of this foundation is to create opportunities for low-income people in America to realize the dream of homeownership. To accomplish this, Wells Fargo has partnered with local and national non-profit housing organizations that have demonstrated the ability to create homeownership opportunities for low-income families. A few partners include Habitat for Humanity, HomeAid America, Neighborhood Reinvestment Corporation (NeighborWorks Network) and Rebuilding Together. To learn more about the foundation and its programs, go to [www.wellsfargo.com/about/wfhf\\_oview.jhtml](http://www.wellsfargo.com/about/wfhf_oview.jhtml).