

Financial Guidance Center
Down Payment Assistance Programs
2650 S. Jones Blvd.
Las Vegas, NV 89146
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800-451-4505
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- All down payment assistance programs base income on total household income.
- All programs require that property be owner-occupied for a minimum of 5 years (may be more for NSP).
- All programs require the borrower attend an 8-hour Homebuyer Education seminar (no online courses accepted).
- All programs require client meet with an FGC counselor.
- All mortgages must be 30-year fixed: FHA or Conventional.
- All programs are based on availability of funds and on a first-come, first-served basis.

Workforce Initiative Subsidy for Homeownership Program (WISH)

- Household Income = 80.00% AMI or less of most current HUD Income Limits based on county
- Must be a first time homebuyer: has not owned property in last 3 years
- Provides a \$3 to \$1 match (family gifts allowed).
- Maximum homebuyer contribution = \$5,000
- WISH funds are to be applied to the required down payment, and closing costs.
- FGC Homebuyer Fee: \$1,350
- Deed Restriction: 5 years
- Guideline ratios cannot exceed: 35.00%/ 43.00%

Individual Development Account (IDA) for Homeownership

- All of the same guidelines that apply to the WISH program and, in addition, the client must have contributed to a saving account through FGC for a minimum of 10 months & close escrow before the 5th year anniversary. The IDA does not allow gift funds to be part of the match.

2017-2018 Household Income Limit Guidelines (effective 4/14/2017)

Clark County, Nevada

Household Size	1	2	3	4	5	6	7	8
100%	\$44,100	\$50,400	\$56,700	\$62,900	\$68,000	\$73,000	\$78,000	\$83,100
Income Limit: 78%	\$34,398	\$39,312	\$44,226	\$49,062	\$53,040	\$56,940	\$60,840	\$64,818
Income Limit: 80%	\$35,250	\$40,250	\$45,300	\$50,300	\$54,350	\$58,350	\$62,400	\$66,400
Income Limit: 120%	\$52,850	\$60,400	\$67,950	\$75,000	\$81,500	\$87,550	\$93,600	\$99,650

Washoe County, Nevada

Household Size	1	2	3	4	5	6	7	8
100%	\$47,700	\$54,500	\$61,300	\$68,100	\$73,600	\$79,000	\$84,500	\$89,900
Income Limit: 78%	\$37,206	\$42,510	\$47,814	\$53,118	\$57,408	\$61,620	\$65,910	\$70,122
Income Limit: 80%	\$38,150	\$43,600	\$49,050	\$54,500	\$58,900	\$63,250	\$67,600	\$71,950

Carson City County, Nevada

Household Size	1	2	3	4	5	6	7	8
100%	\$44,100	\$50,400	\$56,700	\$62,900	\$68,000	\$73,000	\$78,000	\$83,100
Income Limit: 78%	\$34,398	\$39,312	\$44,226	\$49,062	\$53,040	\$56,940	\$60,840	\$64,818
Income Limit: 80%	\$35,250	\$40,250	\$45,300	\$50,300	\$54,350	\$58,350	\$62,400	\$66,400

Churchill County, Nevada

Household Size	1	2	3	4	5	6	7	8
100%	\$44,100	\$50,400	\$56,700	\$62,900	\$68,000	\$73,000	\$78,000	\$83,100
Income Limit: 78%	\$34,398	\$39,312	\$44,226	\$49,062	\$53,040	\$56,940	\$60,840	\$64,818
Income Limit: 80%	35,250	\$40,250	\$45,300	\$50,300	\$54,350	\$58,350	\$62,400	\$66,400

Please contact Myriam Ramirez at 702-364-0344 or myriam@financialguidancecenter.org to obtain the current income limits for Douglas, Nye, Esmeralda, Elko, Eureka, Humboldt, Lander, Lincoln, Lyon, Mineral, Pershing, Storey or White Pine Counties.