

Financial Guidance Center
A division of Money Management International
Down Payment Assistance Programs
2650 S. Jones Blvd.
Las Vegas, NV 89146
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.

2018-2019 HUD Household Income Limit Guidelines (effective 4/1/2018)

Clark County, Nevada

Household Size	1	2	3	4	5	6	7	8
100%	\$49,100	\$56,100	\$63,100	\$70,100	\$75,800	\$81,400	\$87,000	\$92,600
Income Limit: 78%	\$38,298	\$43,758	\$49,218	\$54,678	\$59,124	\$63,492	\$67,860	\$72,228
Income Limit: 80%	\$39,250	\$44,850	\$50,450	\$56,050	\$60,550	\$65,050	\$69,550	\$74,000

Washoe County, Nevada

Household Size	1	2	3	4	5	6	7	8
100%	\$51,500	\$58,800	\$66,200	\$73,500	\$79,400	\$85,300	\$91,200	\$97,100
Income Limit: 78%	\$40,170	\$45,864	\$51,636	\$57,330	\$61,932	\$66,534	\$71,136	\$75,738
Income Limit: 80%	\$41,200	\$47,500	\$52,950	\$58,800	\$63,550	\$68,250	\$72,950	\$77,650

Carson City County, Nevada

Household Size	1	2	3	4	5	6	7	8
100%	\$49,100	\$56,100	\$63,100	\$70,100	\$75,800	\$81,400	\$87,000	\$92,600
Income Limit: 78%	\$38,298	\$43,758	\$49,218	\$54,678	\$59,124	\$63,492	\$67,860	\$72,228
Income Limit: 80%	\$39,250	\$44,850	\$50,450	\$56,050	\$60,550	\$65,050	\$69,550	\$74,000

Churchill County, Nevada

Household Size	1	2	3	4	5	6	7	8
100%	\$49,100	\$56,100	\$63,100	\$70,100	\$75,800	\$81,400	\$87,000	\$92,600
Income Limit: 78%	\$38,298	\$43,758	\$49,218	\$54,678	\$59,124	\$63,492	\$67,860	\$72,228
Income Limit: 80%	39,250	\$44,850	\$50,450	\$56,050	\$60,550	\$65,050	\$69,550	\$74,000

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