



Program Quick Guide

**AREDCOR
Acquisition/Rehab/Resale Program**

****YOU MAY QUALIFY; DOWN PAYMENT ASSISTANCE for eligible families. Call HFN for details****

2013-2014 Nevada Income Guidelines

Family Size	1	2	3	4	5	6	7	8
120%	54,350	62,100	69,900	77,650	83,850	90,050	96,250	102,500

****WISH funds available for qualified participants. 3 to 1 match, minimum buyer contribution of \$1500. Maximum buyer contribution of \$5000****

WISH Income Limits

	1	2	3	4	5	6	7	8
80%	34,450	39,400	44,300	49,200	53,150	57,100	61,050	64,950

Homebuyer Qualifications and Guidelines (must meet)

- Family does not have to be 1st time homebuyer and must occupy property as principal residence.
- Must be able to secure a 30 year fixed rate mortgage.
- Must meet minimum Down Payment required for chosen loan product.
- Complete brief counseling session via telephone or in person.
- Complete the HFN 8-hour “Fast Track” education class, onsite/online**. Go to www.ehomeamerica.org/hfn and follow the link to our online Homebuyer education class. ****Online course has a fee of \$99.00 per person.**
- Property must be occupied as principal residence for a minimum of 5 years.
- Homes available on a first-come, first-serve basis.
- Select rehabbed homes available.
- NEW PROGRAM AVAILABLE; additional funds available for buyer selected rehab.

Eligible Use of Funds

Select properties eligible for up to 3% toward Seller contribution toward closing costs.

Purchasers who qualify under this HFN program must complete one-on-one counseling session with HFN and a required 8-hour Homebuyer Education course with a HUD certified provider. Offers must include the lender pre-approval letter, HFN application, Purchase Offer.

HFN, Inc.

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