

**Nevada Housing Division**  
**Home Is Possible Program, Home Is Possible for Teachers, Home Is Possible for Heroes**

**Income Limits**

Include FHA, USDA-RD, VA and Fannie Mae HFA Preferred conventional loans. These loans will receive standard level mortgage insurance. Freddie Mac HFA Advantage loans not allowable.

80% AMI and Lower Income Limits - Include Fannie Mae HFA Preferred and Freddie Mac HFA Advantage conventional loans ONLY. These loans will receive charter level mortgage insurance.

<b>County</b>	<b>FHA, VA, USDA-RD All household sizes Effective 04/26/24</b>	<b>80% AMI Income Fannie Mae &amp; Freddie Mac Effective 05/19/25</b>	<b>Over 80% AMI Fannie Mae and Freddie Mac (Not available in Teachers Program)</b>
Carson City	\$165,000	\$74,800	\$165,000
Churchill	\$165,000	\$81,520	\$165,000
Clark	\$165,000	\$75,920	\$165,000
Douglas	\$165,000	\$87,040	\$165,000
Elko	\$165,000	\$88,240	\$165,000
Esmeralda	\$165,000	\$84,720	\$165,000
Eureka	\$165,000	\$74,800	\$165,000
Humboldt	\$165,000	\$78,000	\$165,000
Lander	\$165,000	\$86,080	\$165,000
Lincoln	\$165,000	\$76,240	\$165,000
Lyon	\$165,000	\$87,920	\$165,000
Mineral	\$165,000	\$74,800	\$165,000
Nye	\$165,000	\$74,800	\$165,000
Pershing	\$165,000	\$82,240	\$165,000
Storey	\$165,000	\$87,920	\$165,000
Washoe	\$165,000	\$87,920	\$165,000
White Pine	\$165,000	\$83,280	\$165,000