



Department of Business & Industry

Together, HOME is Possible!



Administrator's Guidelines

Nevada Housing Division

Worker Advantage Program

Published 11/18/2025

Revised 07/16/26

Updates shown on Page 4



Time Zones

Nevada Housing Division is located in the Pacific Time Zone

eHousingPlus and U. S. Bank MRBP Division offices are all located in the Eastern Time Zone

http://www.timetemperature.com/tzus/time_zone.shtml

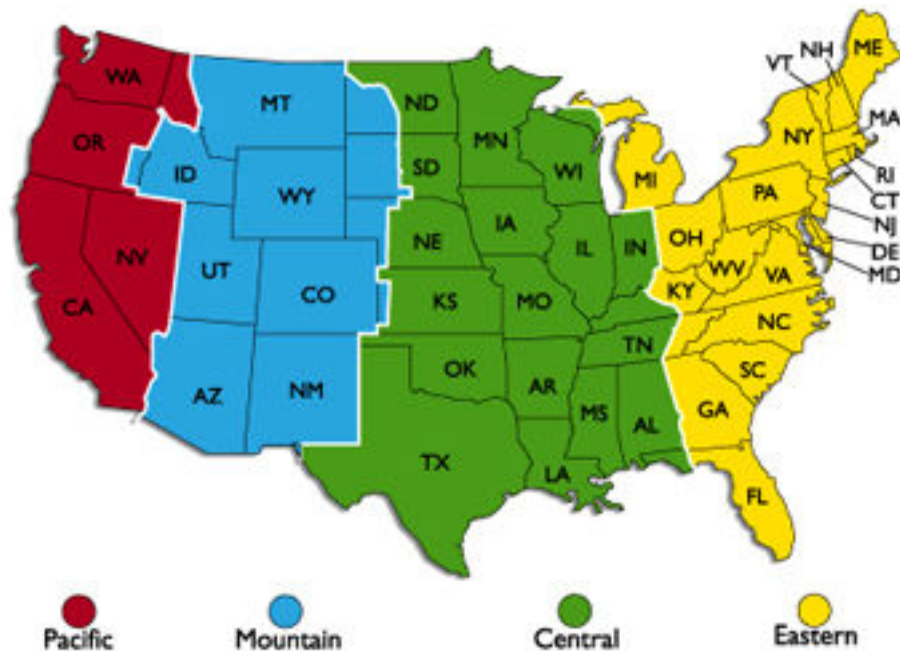


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REVISIONS TABLE

Archived revisions found on the last pages of this guide

Date	Topic (effective immediately unless otherwise noted)	Page
11-25-25	Corrected second mortgage term to 0% Interest, 30-year deferred	7
06-09-26	Revised income limits effective 06/09/26	13
07-16-26	Revised manufactured housing minimum FICO to 660 effective 05/01/26	14

NEVADA HOUSING DIVISION TEAM



Nevada Housing Division

Sponsors the first mortgage and down payment assistance program, sets the rate, term and points, and markets the program.

Participating Lenders

Take applications, reserve in the eHousingPlus system, process, underwrite, approve, fund first mortgage and down payment assistance at closing, close and sell qualified loans to the program. Lenders are responsible for servicing program loans in accordance with Agency requirements until they're purchased by the Master Servicer.

US Bank Master Servicer

Provides information on acceptable loan products and delivery and funding, receives all first mortgage files, reviews first mortgage files, notifies lenders of first mortgage file exceptions, approves first mortgage files, purchases pools and delivers loans, buys first mortgage and provides delivers certificate.

eHousingPlus Program Administration

Maintains the program reservation system, websites, and posts Administrator's Guidelines, forms, training materials, provides program and system training, answers program and system questions, receives compliance files, reviews, posts and notifies of exceptions and approves compliance file.

CONTACT DIRECTORY
954-217-0817 or Toll Free (888) 643-7974
Select Option #2

Question	Option #	email
Lender Training (Program & System)	Option #4	Click here
Lender User Access (Credentials, Disabled Access, etc)	Option #1	Click here
eHPay - Digital Payment of Compliance Fees	Option #3	Click here
Program Eligibility Questions - READ THIS GUIDE FIRST	Option #2	Click here
Deficiencies - To view and upload compliance file deficiencies	View compliance and Servicer DEFIs in eHP FrontPorch using Digital Docs App, Deficient Compliance Files drop down menu.	
Loan Specific Questions - If you have any questions related to a specific loan already reserved/rate locked in the eHPortal.	Post note in Collaboration Station within eHP FrontPorch	
Credit underwriting questions, refer to their internal UW Department or US Bank	(800) 562-5165	Click here
System Errors - Technical Assistance	Option #6	Click here
U.S. BANK DU Findings, DTI, Insurance, Collateral and Purchase of the loan questions all need to be addressed by the Servicer directly. eHousingPlus cannot assist you with questions related to these items. Shipping First mortgage closed loan files Questions regarding exceptions on first mortgage closed loan files	(800) 562-5165	Click here
U.S.Bank All Regs Site	Use this link , then select U.S. Bank HFA Lending Guide/500: Housing Finance Agency Programs/Nevada/Nevada Housing.	

PROGRAM PRODUCTS

PLEASE NOTE THAT RATES AND ASSISTANCE AMOUNTS ARE SUBJECT TO CHANGE AT ANY TIME. With respect to reserved loans, the rate and assistance will not change as long as loans are delivered according to the timetable included in this Guide.

Funds are available in a first-come, first-served revolving pool that provides continuous funding. Approved loan products include: FHA including Streamlined 203(k) but lender must be approved by U.S. Bank (See U.S. Bank website), VA, USDA: RD, Fannie Mae HFA Preferred and Freddie Mac HFA Advantage. U.S. Bank provides information regarding the specific loan products permitted in the program. It is the responsibility of the lender to follow all program, Agency and master servicer guidelines.

To locate the US Bank guidelines [click on this link](#). If you experience any technical difficulty, please contact US Bank HFA Division directly at 800-562-5165. It is the responsibility of the lender to follow all program, loan agency and US Bank master servicer guidelines.

Daily Rate Lock Reservation Availability

Reservations in the program are available Monday – Friday 8:00 a.m. – 7:00 p.m. Pacific Time excluding holidays. [Click on this link to view the Rates/Offerings chart on the NHD web site.](#)

Mortgage Loan Options

On all assisted rate loan options, the borrower receives a 30-year, fixed rate, fully amortizing first mortgage loan with 360 level monthly payments as well assistance, **in the form of a 0% interest, 30-year deferred** second mortgage, to apply toward down payment and/or closing costs (click on RATES/OFFERINGS tab). (Updated 01/15/26)

The Worker Advantage Program will provide \$18,000,000 to qualified homebuyers purchasing a primary residence in the State of Nevada. A borrower must be employed in an eligible occupation and a resident of Nevada for a minimum of six months prior to loan reservation. Borrowers will receive \$20,000 which may be applied toward down payment assistance and/or a permanent rate buy down. This program will provide assistance to 900 households.

**Worker Advantage Second Mortgage
Assistance - 30 Year Deferred Second Mortgage**

Borrowers will receive \$20,000 in down payment assistance, which may be used in one of two ways:

- 1) Apply the full \$20,000 toward down payment assistance and/or closing costs; OR**
- 2) Pay discount points equal to 2% or 4% of the principal loan amount to permanently buy down the Worker Advantage Program interest rate. Any remaining funds may be used toward down payment and/or closing costs.**

Assistance is in the form of a 0% interest, 30-year deferred second mortgage that is never forgiven. Repayment is deferred, except in the event of the sale, transfer, satisfaction of the first mortgage, refinancing of the property or until such a time the mortgagor ceases to occupy the property at which time, the second mortgage will become payable in full. The Assistance may be used for down payment or closing costs and prepaids. While there is no cash back in this program, the borrower may be reimbursed for any overpayment of escrow. Because the Assistance is a fixed percentage, any remaining Assistance must be applied as a principal reduction. When you reserve the first mortgage, the Assistance is automatically reserved. There is no additional reservation necessary. Fees on the second mortgage are limited to recording fees and no more than 1% of the DPA.

WORKER ADVANTAGE PROGRAM APPROVED PROFESSIONS

1. Health Care – Includes doctors, nurses, technicians, home health aides, and support staff working in medical facilities.

- **Physicians** – Diagnose illnesses, prescribe treatments, and manage patient care.
- **Registered Nurses (RNs)** – Provide and coordinate patient care, educate patients, and offer support to families.
- **Licensed Practical Nurses (LPNs) / Licensed Vocational Nurses (LVNs)** – Provide basic medical care under the direction of RNs and physicians.
- **Nurse Practitioners (NPs)** – Offer advanced nursing care, diagnose and treat illnesses, and prescribe medications.
- **Medical Assistants** – Perform administrative and basic clinical tasks in healthcare settings.
- **Surgical Technologists** – Prepare operating rooms, assist in surgeries, and manage sterile equipment.
- **Radiologic Technologists** – Perform diagnostic imaging procedures such as X-rays, CT scans, and MRIs.
- **Laboratory Technicians** – Conduct medical lab tests to help diagnose and treat diseases.
- **Pharmacists** – Dispense medications and provide information about their safe use.
- **Home Health Aides** – Assist patients with daily living activities in their homes.
- **Physical Therapists** – Help patients improve mobility and manage pain through therapeutic exercises.
- **Occupational Therapists** – Assist patients in regaining skills for daily living and work.
- **Medical Receptionists** – Schedule appointments, manage patient records, and greet patients.

2. Education – Includes teachers, administrators, support staff, and education aides in public or private educational institutions.

- Elementary School Teachers – Teach basic academic and social skills to young students.
- **Middle School Teachers** – Educate students in grades 6–8 in specific subjects.
- **High School Teachers** – Instruct students in grades 9–12 in academic, technical, or vocational subjects.
- **Special Education Teachers** – Work with students who have a wide range of learning, mental, emotional, or physical disabilities.
- **School Administrators** – Oversee operations, programs, and staff in schools, including principals and vice principals.
- **School Counselors** – Provide academic guidance, career advice, and personal counseling to students.
- **School Librarians / Media Specialists** – Manage library resources and teach information literacy.
- Instructional Coordinators – Develop and oversee curriculum and teaching standards.
- **Teacher Aides / Paraeducators** – Assist teachers with classroom instruction and student support.
- **School Secretaries / Office Staff** – Handle administrative tasks and communication in school offices.
- **Custodians / Janitors** – Maintain cleanliness and safety in school buildings.
- **School Bus Drivers** – Transport students safely to and from school and activities.

List of Essential Worker Mortgage Lending Guideline

3. Public Safety – Includes police officers, firefighters, EMTs, correctional officers, and other emergency responders.

- **Police Officers** – Enforce laws, maintain public order, and protect lives and property.
- Firefighters – Respond to fires, medical emergencies, and hazardous situations.
- **Emergency Medical Technicians (EMTs) and Paramedics** – Provide emergency medical care and transport patients.
- Correctional Officers – Supervise individuals in jails, prisons, and detention facilities.
- **Sheriffs and Deputy Sheriffs** – Perform law enforcement duties at the county level.
- **State Troopers / Highway Patrol Officers** – Enforce traffic laws and respond to highway incidents.
- **Dispatchers** – Receive emergency calls and coordinate responses by police, fire, and EMS.
- **Search and Rescue Personnel** – Locate and assist people in distress in urban, wilderness, or disaster environments.
- **Border Patrol Agents** – Monitor and secure national borders.
- Wildland Firefighters – Combat fires in forests, grasslands, and other natural areas.
- **Hazardous Materials (HazMat) Technicians** – Respond to and contain chemical, biological, or radiological incidents.
- **Public Safety Divers** – Conduct underwater search, rescue, and recovery operations.

4. Construction Labor – Includes skilled and unskilled laborers in residential, commercial, or public works construction.

- **Carpenters** – Construct, repair, and install building frameworks and structures made from wood and other materials.
- **Masons** – Work with brick, block, stone, and concrete to build walls, walkways, and other structures.
- **Electricians** – Install, maintain, and repair electrical wiring, equipment, and fixtures.
- **Plumbers, Pipefitters, and Steamfitters** – Install and repair piping systems for water, gas, and drainage.
- **Roofers** – Install, repair, and replace roofing systems.
- **Painters** – Apply paint, stain, and coatings to buildings and other structures.
- **Heavy Equipment Operators** – Operate machinery such as bulldozers, excavators, and cranes.
- **Concrete Finishers** – Pour, level, and finish concrete for floors, sidewalks, roads, and other structures.
- **General Laborers** – Perform physical tasks such as site cleanup, material handling, and assisting skilled tradespeople.
- **Glaziers** – Install and replace glass in windows, skylights, and other fixtures.
- **Drywall Installers and Finishers** – Hang drywall panels and prepare surfaces for painting or finishing.
- **Ironworkers** – Install structural and reinforcing steel in buildings, bridges, and roads.

THE REQUIREMENTS

Eligible Borrowers

- No first-time buyer requirement.
- Primary borrower must be employed in an Essential Worker category, see pages 8 - 10 of this guide.
- Must be a resident of Nevada for at least six months prior to loan reservation.
- Borrower is limited to using this program one time.
- Borrower and spouse may NOT own other property.
- Follow Agency or GSE guidelines for citizenship requirements.
- Buyers must occupy the property within 60 days of closing.
- Applicants must be considered irrespective of age, race, color, religion, national origin.
- Contact eHousingPlus Compliance office with questions regarding eligibility.

Eligible Area

The Housing Division is authorized to make loans state-wide.

Documentation Required to Confirm Full-Time Employment W-2 Employees

IRS Definition of full-time employee. A full-time employee is, for a calendar month, employed on average at least 30 hours of service per week, or 130 hours of service per month.

A written Verification of Employment (VOE) should state full-time, the borrower name, name of employer and job title/position. The job description on the VOE must match the job description on the 1003 loan application - and must be a qualifying job description for the program.

If the VOE does not show full-time, the VOE is STILL required, also include paystubs confirming 40 hours a week.

Documentation Required to Confirm Full-Time Employment for Self-Employed Borrowers

Self-employed Health Care:

- * Current health care license/certification, and
- * Evidence of paid clinical work (1099s, contracts, etc.) with medical providers or agencies.

Self-employed Education:

- * Teaching/education credential or contract with a school/educational institution, and
- * Evidence of regular instructional or support work in a school or educational setting.

Self-employed Public Safety:

- * Applicable certification (EMT, firefighter, etc.), and
- * Contract/1099s with a public safety agency or recognized emergency services employer.

Self-employed Construction Labor:

- * Contractor/trade license if required by state, or documentation clearly showing their role as a laborer/tradesperson, and
- * 1099s/contracts/invoices from builders, GC's, or construction firms for qualifying work (carpentry, electrical, plumbing, etc.-not just "consulting").

Fraud Report & Real Property Search Requirements

The following evidence is required and must be included with each loan submission file (compliance file):

A Fraud Report is required for all borrowers. Include ALL pages of the Fraud Report. The Lender must CLEARLY identify (using highlight or asterisks) the borrower property current ownership and three year history. On page one of the report, please include notation to identify the Fraud Report page number, without this identification, the file cannot be compliance approved.

A Real Property Search is required for a Non-Purchasing Spouse, in the county in which the NPS lives. The results of the search must be printed and included as part of the eHousingPlus compliance file submitted post-closing.

Minimum Credit Score and DTI Ratio

[Click on this link](#) to view the minimum FICO and maximum DTI on the NHD web page

The Program requires a minimum FICO credit score for various products, the mid score must be the minimum or above. If an Agency or GSE has a higher minimum, follow Agency or GSE guidelines. If a participating lender has a higher minimum for other loans and wishes to require a higher minimum for loans, then lenders must use the higher minimum. For home buyers with NO FICO score, participating lenders must comply with U.S. Bank Lender Bulletins. Contact US Bank HFA Division with any questions regarding acceptable AUS, 800-562-5165.

Homebuyer Education

All buyers (any person on the note/warranty Deed) must attend an approved homebuyer education course. All borrowers are required to attend –first-time buyers, repeat buyer. CoSignors are NOT required to attend. A NPS on title must attend homebuyer education. Approved courses are:

1. Nevada Housing Division/Freddie Mac CreditSmart*:

<https://www.homeispossiblenv.org/page/buyers-education> **NHD requires each borrower to attend homebuyer education. This is different from Freddie Mac requirements. Make sure each borrower attends education.*

2. Community Services of Nevada:

<https://www.csnv.org/>

3. Chicanos Por la Causa:

<https://www.ehomeamerica.org/cplcnevada>

4. Fannie Mae HomeView Homebuyer Education

<https://www.fanniemae.com/education>

5. Framework Homebuyer Education:

<https://www.frameworkhomeownership.org/get-started/homebuyer-education>

6. Money Management International:

<https://www.moneymanagement.org/education/online-homebuyer-courses>

7. Neighborhood Housing Services of Southern Nevada:

<https://www.ehomeamerica.org/nhssn>

8. Additional HUD Approved Agencies:

<https://apps.hud.gov/offices/hsg/sfh/hcc/hcs.cfm>

Unless otherwise directed, Lenders are responsible for assuring that loans meet the strictest of Agency or GSE and/or program guidelines with respect to income and sales price limits.

Household Income Limits

Program qualifying income considers the income of borrowers and their spouses (regardless of spouse's occupancy of the primary residence and whether or not a party to the loan) AND all household members 18 years of age or older (related or unrelated). See page 27 - Addendum A for income calculation guidance.

County	All household sizes
Carson City	\$139,050
Churchill	\$152,850
Clark	\$147,300
Douglas	\$167,250
Elko	\$167,250
Esmeralda	\$175,050
Eureka	\$120,750
Humboldt	\$146,250
Lander	\$161,400
Lincoln	\$148,350
Lyon	\$146,700
Mineral	\$101,550
Nye	\$113,550
Pershing	\$155,250
Storey	\$175,200
Washoe	\$175,200
White Pine	\$159,750

Effective with new loan reservations 06/09/26

Archived income limits may be found on page 31 of this guide.

Purchase Price

The purchase price for all areas is \$806,500. The program does not establish a minimum loan amount.

About the Property

- One-unit, residential, new or existing, detached or attached, condos, townhomes, and manufactured homes*.
- Homes are considered new if never previously occupied.
- Follow US Bank guidelines for condos.
- Mobile, recreational, seasonal or other types of vacation or non-permanent homes are not permitted.

- Land may not exceed the size required to maintain basic livability. Properties must be "Residential in Nature". Refer to the US Bank HFA Division Lending Guide Section 713.17 for definition of "Residential in Nature" and to review guidelines regarding properties with excess acreage.
- Maximum LTV/CLTV is per US Bank and loan agency guidelines.
- Property Flips - follow Agency or GSE guidelines.

***Manufactured Housing Requirements**

- The USDA manufactured housing pilot program is not eligible due to USDA's mandatory manual underwriting requirement in GUS. US Bank will not purchase any manufactured housing loan requiring manual underwriting.
- For ALL Manufactured Housing loan types:
 - Borrower(s) must have a minimum 660 credit score (Effective 05/01/26)
 - Maximum DTI is 45%
 - NO Manual Underwrites Allowed
 - NO Single-Wide Manufactured Housing
- Lenders must follow Agency, GSE & U.S. Bank Manufactured Housing guidelines.

Approved Mortgage Insurance Companies

The Lender may select one of the following MI companies for their coverage:

- MGIC
- Genworth
- Essent
- United Guaranty
- Radian
- Arch
- National Mortgage Insurance Company

Please check with your underwriter for the most current policies with respect to approved MI companies. If U.S. Bank underwrites your loans, your underwriter may contact the U.S. Bank underwriters.

ABOUT THE FINANCING

It's expected that lenders have reviewed some preliminary documentation and believe that applicants will also qualify for credit. Excessive cancellations will be reviewed to assure that program funds are not being utilized inappropriately.

It is the responsibility of the lender to follow all program, Agency, GSE and master servicer guidelines.

Appraisal must indicate that the home has at least a 30 year remaining useful life.

All available **assets** are not required to be used in this program.

Boarder Income - Boarder income is not allowable for HFA Preferred, see US Bank Bulletin 2015-90.

Buy downs (temporary) – Not allowable.

Cash Back to the borrower is not permitted. However, borrowers are permitted a reimbursement of prepaid and overage of earnest money deposit as permitted by Agency guidelines and to the extent any minimum contribution, if any, has been satisfied.

Construction to perm is not permitted.

Co-signers are permitted by the program subject to the Lender following all applicable loan agency and US Bank guidelines. A non-purchasing spouse must sign the mortgage/deed of trust (and/or any riders or disclosures) or a Quit Claim Deed when the borrower is vesting as "sole and separate." Signing the mortgage/deed of trust and other related documents does not make the non-purchasing spouse a co-borrower.

Final Typed Loan Application (1003) - The typed application signed and dated by all borrowers is required. The purchase price, loan amount and other financial details must be the same as shown on all other documents.

Manual Underwriting - Loans may only be manually underwritten for erroneous, inaccurate, or insufficient credit. Loans must comply with Fannie Mae, Freddie Mac, VA or USDA-RD guidelines per the selected product. Not permitted for FHA loans or manufactured homes.

Lenders should reference the US Bank loan product guidelines. [Click here](#) > HFA Guidelines > US Bank Lending Guide > 500: Housing Finance Agency Programs > Nevada > Nevada Housing > Product Guides.

Minimum Loan Amount – There is no minimum loan amount in this program.

Non-Occupant Co-Borrowers are permitted by the program subject to the Lender following all applicable loan agency and US Bank guidelines.

Non-Purchasing Spouse - The income of a non-purchasing spouse will be included with the borrower income to determine program eligibility. A non-purchasing spouse must sign the mortgage/deed of trust (and/or any riders or disclosures) or a Quit Claim Deed when borrower is vesting as "sole and separate". Signing the mortgage/deed of trust and other related documents does not make the non-purchasing spouse a co-borrower.

Real Estate Purchase Contract - The full address of the property, full names of all sellers and buyers, total purchase price of the property must be included. If there is not an address for new construction, a lot number and subdivision name are required. All named persons must sign. Include the name and title whenever a representative is signing for a corporation.

Power of Attorney - Permitted but must satisfy Agency or GSE requirements as well as US Bank's requirements. Refer to US Bank's Lending Manual at www.hfa.usbank.com under "Funding Documentation Requirements". Active duty military personnel may provide an "Alive and Well" letter. Lenders should contact their title company/closing agents for information regarding POA requirements in the State of NV.

Recapture Tax – There is NO RECAPTURE TAX IN THIS PROGRAM.

Refinances - Not allowable, this program is intended for new mortgage loans.

Second Mortgage Documents – Documents to be prepared for the second mortgage: Partial Exemption Disclosure (TRID disclosure not required), Deed of Trust and Promissory Note. The date of reservation in the eHousingPlus lender portal is considered *application date* for the forgivable second mortgage loan. The Partial Exemption Disclosure form must be delivered to borrower within 3 business days of application date. The Deed of Trust is to be recorded after closing. No title policy is required for the second mortgage. U.S. Bank reviews all second mortgage documents post-closing. NOTE: Reference HFA specific checklist for second lien documentation required for delivery in the U.S. Bank Lending Guide. Use the following link to be redirected to the [U.S. Bank web site](#).

Subordination Agreements/Payoff Statements - Nevada Housing Division will not subordinate its second loan position if the borrower refinances the first mortgage or obtains a home equity line of credit (HELOC). To order a payoff statement, please fax a written request with borrower authorization to US Bank at 877-903-6972.

Tax Returns or Tax Transcripts - Contact US Bank regarding any overlays. US Bank HFA Division 800-562-5165.

PROCESS SUMMARY FROM TRAINING TO LOAN PURCHASE

LENDER ONBOARDING

Our On-Boarding process is designed to provide all participating lenders and their staff web-based training related to the Program, Technical and Workflow requirements of each program.

Based on your role, there are certain training requirements prior to adding a new Program and Features. These are determined based on which modules you have completed in the past, and which Programs you want to add to your Portfolio.

Once you have submitted the eHP On-Boarding Registration, the eHP On-Boarding Team will create a specific training program for you based on the role(s) you selected, and you will receive an email confirmation with relevant information. Upon completion, your User Credentials will be created (if you are new User) or updated (if you are a current user) and you will receive a system generated email with this notification. [Click on this link to register for training.](#)

QUALIFY

Lenders use program requirements to qualify applicants for the program. Buyers must present an executed sales agreement before being entered into the program reservation system.

RESERVE

To reserve funds, use the [eHousingPlus eHPortal](#). Log in and reserve the first mortgage. You will receive a loan number and a message that you've completed the reservation successfully. **Provide the borrower with the Partial Exemption Disclosure Form at time of reservation.** Date of reservation in the eHPortal is considered the application date for the forgivable second mortgage loan. [Log-in here and use the eHProForms App](#) The Partial Exemption Disclosure form must be delivered to borrower within 3 business days of application date.

IMPORTANT - A reservation is for a borrower with a real estate purchase contract for a specific property. If the property needs to change, the loan must be cancelled and re-reserved. The lender is responsible for cancelling the loan within the eHousingPlus Lender Portal. And then, the lender must [click on this link to complete an online form the CLEAR FLAGS on a cancelled loan](#) so the funds may be re-reserved with a new address. Until this process is complete, the lender will not be able to re-reserve funds for the borrower.

RESERVE ASSISTANCE

Immediately following the first mortgage reservation, click on the ADD DPA/MCC tab to reserve the assistance. The \$20,000 amount will appear, click the UPDATE button to reserve. [Click here for instructions.](#)



eHP Tip! *Need a reminder as to how to register a loan, complete the UW Certification, edit a loan or print forms?*

[Log-in to eHP FrontPorch](#), then click on the eHPlaylist to view a short video.

PROCESS

Lenders process the loan as they would normally keeping in mind the program timelines.

UNDERWRITE AND CERTIFY

Lenders underwrite and are responsible for credit decisions of the loans in the program. Servicer does not re-underwrite loans. Following credit approval AND anytime prior to closing, the Underwriter completes the online Underwriter Certification within the eHPortal. Once a loan is Underwriter Certified no further changes can be made. If a change needs to occur after the certification is complete, please [Log-In Here](#) > Collaboration Station and request for the underwriter certification to be removed.

SUBMISSION TO NEVADA HOUSING DIVISION

Lender must submit the following to NHD at least **5 business days prior to closing:**

1. Nevada Residency:

At least one occupying borrower must have been a Nevada resident for a minimum of 6 months prior to the loan reservation date. Please provide a photocopy of the qualifying borrower's Nevada Driver's License or State-Issued I.D.

2. Essential Worker Verification:

At least one occupying borrower must be employed full-time in one of the designated "Essential Worker" categories (see attached addendum). Please provide a Verification of Employment (VOE) for the qualifying borrower.

Note: The residency requirement and the essential worker requirement may be met by the same borrower or by two different occupying borrowers.

3. Acknowledgment Form:

Please sign and submit the Worker Advantage High-Cost Loan Acknowledgment.

These three documents must be sent via encrypted or secure email to the following at least 5 days prior to closing: hip@housing.nv.gov

B. NHD will review the documents and email lender a "Clear to Close" letter within 24 hours of receiving email. If borrower does not meet program requirements, lender will be emailed an "Ineligibility" letter. The lender must receive a "Clear to Close" letter prior to closing the loan. *

C. The "Clear to Close" letter must be included in the post-closing file sent to eHousingPlus.
(Updated 12/09/25)

*Receiving a "Clear to Close" letter means NHD has reviewed the required pre-closing documents and based on this information, the borrower(s) meet guidelines. The "Clear to Close" letter does not signify NHD has verified any other program requirements.

CLOSE

THE LENDER WILL FUND THE DOWN PAYMENT ASSISTANCE AT LOAN CLOSING. Upon loan purchase, US Bank will reimburse the lender.

It's important to provide accurate closing instructions to closing agents. All program documents must be returned to the lender. It is VERY important to note, if the loan amount, purchase price or down payment assistance amount changes, and you have already printed forms, you'll need to print the forms again so the information on the form is accurate. The following program closing forms are found in [eHP FrontPorch](#) using the eHProForms App.

WHO SIGNS THE PROGRAMS FORMS?

A non-borrower (besides the NPS) is not permitted to be on title or deed.

Form	Signed When?	Borrower	Co-Borrower	Non Purchasing Spouse	Co-signer
Partial Exemption Disclosure	Pre-Closing (within 3 days of rate lock in eHPortal)	Yes	Yes	No	No
Gift Letter (this is a form the lender needs to include in the mortgage file to the servicer)	Closing	No	No	No	No
Commitment letter	Closing	Yes	Yes	No	No
Deed of Trust	Closing	Yes	Yes	Yes, or Quit Claim Deed	No
2 nd Note	Closing	Yes	Yes	No	Yes
US Bank PII (Informational only)	Closing	No	No	No	No
US Bank Borrower Authorization	Closing	Yes	Yes	No	No
Worker Advantage High-Cost Loan Acknowledgment	Submitted with package to NHD	This form is signed by the lender and submitted at least 5 business days prior to loan closing to NHD. See this guide page 18 for details.			

COMPLIANCE FILE DELIVERY INSTRUCTIONS

ASSEMBLE THE COMPLIANCE FILE

Compliance Files and Corrections to previously submitted files with erroneous or missing required documents will be managed through the **eHP Front Porch**. This portal provides lenders with all the tools necessary to deliver the required documents for the approval of the originated loan(s) in their respective affordable homebuyer programs. **eHP Front Porch** is a secure, easy to use and efficient way for lenders to deliver the Compliance File, Correct DEFI's and pay the required Compliance Review Fees via our **eHPay** on-line fee approval, and related tools.

To assemble the compliance file, you will need a checklist. The checklist is specific to this program and used to submit the compliance documents post-closing to eHousingPlus.

[Log-in here and use the eHProForms App.](#)

Items to be uploaded in the compliance file include:

- FINAL SIGNED CLOSING DISCLOSURE (TRID form)
- FINAL SIGNED 1003
- Nevada Housing Division Worker Advantage Program Clear to Close Letter
- Homebuyer Education Certificate
- Real Estate Purchase Contract
- Warranty Deed
- Fraud Report – Must verify borrower(s) real property ownership history.
- Real Property Search – Required ONLY for a non-purchasing spouse, include all pages.

UPLOAD THE COMPLIANCE FILE

[Log-in here and use the Digital Docs App](#) to upload the compliance file.

The Compliance File should be a PDF file uploaded upright and in a clear legible format, composed of all required documents on the Checklist. Don't upload a compliance file until everything is included in the package. The more complete the file, the quicker the review and approval, and the file AND fee must be received to start the review process. Be aware that Loans will go straight to deficient status if items are missing, or if the fee was not received or properly identified. Once you are ready to upload your documents select eHPDigital Docs and from the drop down menu click on New Upload and follow the prompts.

SUBMIT THE REQUIRED COMPLIANCE REVIEW FEE

The Compliance Review Fee may be submitted separately from the Compliance File.

eHPay is a secure, efficient method for lenders to pay the fees ON-LINE. Loans managed through eHPay are processed faster, without fee errors or other unnecessary delays. The Lenders Accounting

Staff can access eHP FrontPorch and process the compliance fees payment easily via the Digital Docs App and eHPay.

Not sure of the required fee for your loan? Use the **FIND MY FEE** feature and get the instant answer by entering the eHP loan number or by Program. Compliance Files Uploaded are NOT ready for review until the Compliance Review Fee Payment has been received by eHP.

USE **PAYMENT CENTRAL** to determine any loan that may be pending fees, unidentified payments, files pending payment and short payments.

LOANS PENDING FEES lists Compliance Files that have been uploaded successfully, but whose fee payment is still pending. Lenders can monitor this area to ensure their fees have been delivered in a timely manner.

UNIDENTIFIED PAYMENTS are payments received from your company without the proper identification to apply it to the intended loan. Lenders can monitor this area to ensure that payments made are being properly identified with the eHP LOAN NUMBER.

PAID LOAN FILES lists compliance file that have been paid.

SHORT PAYMENTS If an incomplete payment is submitted, it will be displayed indicating the amount paid and the correct fee amount.

CLEAR A DEFICIENT COMPLIANCE FILE

LOAN DEFICIENCIES ARE NOT ACCEPTED VIA EMAIL.

Clearing files deficiencies is critical to your loan being approved and ultimately purchased. In the Deficient Compliance Files drop down, choose View/Upload Corrected Defis. This area will assist you in viewing what needs to be corrected, which documents are approved and complete, and you will have the ability to upload the correction and communicate with us in one simple area.

Is very helpful in resolving outstanding issues and having broader visibility for all of your post-closing staff who may need to work on resolving these discrepancies.

Please make sure that you're shipping and post-closing staff is very familiar with this area.

Remember your loan can't be approved without standing deficiencies.

EHP COMPLIANCE APPROVAL

Following approval of Compliance File by eHousingPlus, lenders are notified and reminded of the purchase deadline. The Servicer is notified and the file may be approved for purchase.

SUBMIT MORTGAGE FILE & CREDIT PACKAGE TO SERVICER

The Mortgage File including Credit Package are sent to U.S. Bank. The U.S. Bank Delivery and Funding Checklist is found within the U.S. Bank web site. [Use this link](#), then select U.S. Bank HFA Lending Guide/500: Housing Finance Agency Programs/Nevada/NevadaHousing/Product Guides. If you experience any technical difficulty, please contact U.S. Bank HFA Division directly at 800-562-5165. U.S. Bank notifies lenders of exceptions.

FINAL DOCUMENTS

The recorded mortgage documents, for both the first and second mortgages, should be sent to U.S. Bank.

Welcome to the Next Generation of eHousingPlus® Solutions



eHP FrontPorch Helpful Tips

Our new eHP FrontPorch graphical menu lets you access all apps and tools with one click. These apps were designed to assist you with the program requirements and workflow. In addition, eHP FrontPorch introduces new innovative tools such as collaboration station, quick tips, eHPlaylist, and the notifications and alerts area. These NextGen Lender Platform tools have been designed to help you complete your tasks quick and easy.

eHProForms

eHProforms is our newly designed forms generation App where a lender will access all program related documents. Using a search feature to quickly access the loan file, it provides all of the program forms that are required for your specific loan.

The forms are now organized by purpose leading with compliance related forms which will be part of the compliance package you sent to eHousingPlus, the closing second lien assistance and other similar forms you will submit to the servicer and their package and two additional areas for special forms and documents that may apply to your loan. The forms instantly generate from your loan record so it's essential to make sure that you review the information for accuracy.

If something needs to be updated you can log into the [eHP Portal](#), edit the loan and you come back to eHP FrontPorch and regenerate the forms.

It's easy and you can create forms as many times as you need with just one click.

If your loan record has not been updated, your loans will be incorrect, and your file will be placed in deficient status.

Clicking the waffle menu at the top of the page is an easy way to get back to the main menu.

eHP Front Porch Helpful Tips

Collaboration Station

Collaboration station creates a history of any issue that's been communicated regarding a specific loan and provides certain status alerts.

In collaboration station you can create a note to save to the loan file or you can send a message to anyone in our compliance team.

Click the message icon and a menu of eHousingPlus staff will appear at the top with their role for you to make the appropriate selection. You may include your team members who have user credentials to eHP FrontPorch that may assist in expediting solutions for your loans.

In Collaboration Station you can also find the Servicer notes and exceptions that need to be addressed with them. By providing this view to you it gives you transparency to any problem that has to be resolved related to the mortgage or collateral submitted to the Servicer.

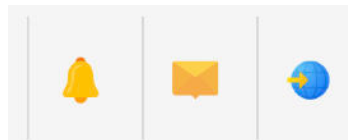
This view can be grouped, filtered, searched and exported.

Quick Tips

Quick tips is a library of useful tips to give you simple quick how to answers on common topics related to the process. It's a way to have short simple tips at your fingertips by roller subject where you can catch up and get you up to speed fast. These Quick Tips are a great place to search for frequent questions, concerns, or simply to educate yourself on a variety of topics.

eHPlaylist

The eHPlaylist is a newly created video platform with tutorials on where to perform tasks best practices and how-to's, all created to assist you with important information. Visual content is easy to access and understand and our playlist has a library of short concise and process-based learning topics. The video library has various categories and brief descriptions to easily build learning tools for your team. Together with Quick Tips the eHPlaylist will provide you and your team with continuous learning resources to help you keep up to date with any platform or process changes.



Alerts and Notifications

The alerts and notifications area (bell and envelope icons) has been designed to provide you notifications of notes and messages related to your loans, with additional notification of status changes based on your role. When you send and receive messages using this app, you will receive a notification alert so you can easily see what's happening with your loans.

The last area on the notification panel (world icon) is made available to help you navigate to any of the program pages, guidelines, eHPUniversity and to view eHP News.

PROGRAM TIMETABLE

Buyers MUST HAVE A FULLY- EXECUTED SALES CONTRACT FOR A SPECIFIC PROPERTY in order to have funds reserved or be on a waiting list. The contract may be dated prior to the date of the loan application. Buyers may be pre-qualified. However, if the buyer does not have a contract on a property, program funds cannot be reserved for the buyer until such time as the buyer presents a valid contract. To assure that loans are purchased, please follow the Processing, Delivery and Purchase Timetable below. Please DO NOT reserve loans that cannot meet the timetable.

If the loan is not underwriter certified prior to closing, the loan is subject to cancellation. eHousingPlus via email notifies lenders that the loan may be canceled if the underwriter certification is not completed.

Should the loan reservation be canceled at any point during the reservation, the issuer may allow the loan to be reinstated at the higher of the mortgage rate originally reserved or the then current program mortgage rate.

Please wait until 45 days before closing to reserve funds for new construction, short sales and foreclosures. The revolving pool of funds assures continuous funding. Fund availability makes it unnecessary to rush to reserve funds.

Loan Processing, Delivery and Purchase Timetable

Once a loan is reserved in the eHousingPlus system and is provided the Servicer's Loan number, the loan must be:

- Underwriter Certified PRIOR to loan closing
- purchased within 70 days of loan reservation*

* 70 days is from reservation to loan purchase by the servicer (this means the loan file closed, received compliance approval and is purchased by US Bank).

Purchase Extension Fee

Any loan not purchased within 70 days will automatically receive a one-time only 30-day extension. The cost of the extension is \$375. The \$375 extension fee is due whether or not loans are ultimately delivered and/or purchased. The \$375 will be netted by the Servicer when loans are purchased. The extension fee will be netted by the Servicer when loans are purchased. If the loan is not purchased, the originating lender will be billed for the extension fee. Any outstanding fees owed by the Lender may result in that Lender becoming ineligible to participate in the program. At 101 days, a loan that hasn't been purchased is cancelled. Reinstatement is not guaranteed and, if allowed, is subject to additional penalties in addition to the extension fee.

Again, the extension is offered once per loan and no further extensions will be allowed. Furthermore, any loan not purchased within the approved timeframe may become the liability of the originating lender, including any down payment assistance provided at closing.

PROGRAM FEES

FIRST MORTGAGE FEES

eHousingPlus Fees

The program includes a first mortgage Compliance/Admin Fee of \$275 and a penalty fee of \$100 for files that are chronically deficient. The Compliance/Admin Fee is submitted with the Compliance File via eHP [FrontPorch using the eHPay App](#).

The **Compliance/Admin Fee** is the fee charged by the Program Administrator/Compliance Agent to process the applicant/borrower from Origination to Compliance Approval, and to assess that the lenders originating such loans are following Program guidelines for the benefit of the eligible borrower(s). The Program Administrator/Compliance Agent tracks the loan via its web-based system, and assists the lender in processing the loan ensuring eligibility to the program available offerings, which can include various rate options, and down payment assistance.

The Compliance/Admin fee includes the review of information and documents delivered in the form of a Compliance File by the originating lender, on behalf of the borrower. Additionally the Compliance review verifies that the lender has charged only the fees allowed by the Program. Contrary to this, approval may be denied and/or fees may have to be reimbursed to the borrower. The compliance file processing consists of required affidavits, application, closing documents, certain non-mortgage documents, tax returns where applicable and other pre-defined Program documents that are disclosed to the potential borrower(s). This is required to ultimately receive Compliance Approval. These documents can support both the first mortgage and any down payment assistance available, and are required to ensure eligibility to the Program, Federal, State and Local requirements, where applicable. The Compliance review verifies that the data and documents submitted meet all requirements, and may include those for first-time homebuyer, income limits, sales price limits, targeted areas, homebuyer education, rate, term, points, fee limits, LTV, FICO score, special state, city, county program requirements for qualified military, first responders, teachers, etc.).

US Bank Fees

\$84 Tax Service fee.

\$475 Funding fee should reflect as "Investor Funding Fee" on the LE/CD.

OTHER LENDER FEES – Lender Fees are any fees paid to the Lender for services rendered (i.e. Processing, Underwriting, Administrative, Document Preparation, etc.). Lender fees must be reasonable and customary, and may not exceed what is typically charged by the Lender to other borrowers. "Junk" fees may not be charged and excessive fees are not permitted. The purpose of down payment and closing cost assistance is not to provide a source to pay for such fees. This is a public purpose program for affordable housing and fees are closely monitored.

VA Loans Only

Fees waived for all VA loans (see below).

eHP \$275 compliance fee

U.S. Bank \$400 loan funding fee

U.S. Bank \$84 tax servicing fee

LENDER COMPENSATION

Lender compensation is a combination of the origination fee charged to the borrower at closing and a Service Release Premium (SRP) paid by US Bank when the loan is purchased.

Loan Origination Fee - Lenders may charge the borrower a loan origination fee up to 0.50% of the first mortgage loan amount as part of the lender compensation. Lenders will retain the origination fee at closing.

Worker Advantage Rate Buy Down Option ONLY - Either 2% or 4% Discount Point may be retained by the lender and paid by the buyer, seller or Program Assistance as allowable. List in either Section A or B on the CD. Label the Discount Points as NHD Worker Advantage or Discount. [Click here](#) to view the Rates/Offerings chart for Discount Points.

Service Release Premium (SRP) - US Bank will pay Lender an SRP equal to 2.25% of the first mortgage loan amount at the time the loan is purchased.

The chart below shows a breakdown of total Lender Compensation. In addition to the origination fee, Lender may charge "reasonable and customary" fees and expenses that would apply with respect to non-program loans.

Origination Fee	SRP Paid at Loan Purchase	Total Lender Compensation
0.5%	2.25%	2.75%

Addendum A - How to calculate income

Program qualifying income (or compliance income) is not the same as credit qualifying income. The calculation of Program qualifying income is different than the calculation of credit qualifying income, the income that is used for credit underwriting the borrower's FHA, USDA- RD, VA, Fannie Mae or Freddie Mac loan.

Program qualifying income considers the income of borrowers and their spouses (regardless of spouse's occupancy of the primary residence and whether or not a party to the loan) AND all household members 18 years of age or older (related or unrelated).

Unlike income that is averaged for credit underwriting, the Program considers the actual Current Gross Annual Income. Participating Lenders should be reviewing the YTD income. Use the below for determining the actual Current Gross Annual Income for the borrower(s). Current gross monthly income is generally determined first then it is multiplied by 12 months to determine the total Current Gross Annual Income. The Current Gross Annual Income for each occupant, the Household Income for the borrower(s) is then compared to the Income Limits and household size for the county in which the borrower(s) are purchasing (set forth in the table below) to determine if the borrower(s) are eligible.

Please note that this serves as a guide only. Participating Lenders must determine the most accurate actual Current Gross Annual Income based on the pay documentation collected from borrower(s). Participating Lenders must exercise due diligence in determining Program qualifying income and collect the appropriate pay documentation for the borrower(s) and validate the Program qualifying. Please note that this documentation may vary depending on the particular borrower's profession, income source, work, schedule or how often income is received. Just as a Participating Lender would collect the necessary income documentation to support and validate credit qualifying income for the borrower(s), Participating Lenders should collect the necessary income documentation to support and validate the Program qualifying income of the borrower(s).

Gross monthly income considers the sum of monthly gross pay; any additional income from overtime, part-time employment, bonuses, income from self-employment, dividends, interest, royalties, pensions, VA compensation and net rental income, other income (such as alimony, child support, sick pay, social security benefits, unemployment compensation, income received from trusts, and income received from business activities or investments), and the continuation of which is probable for the next 12 months based on foreseeable economic circumstances determined at the time of application.

Program Qualifying Income will be confirmed on the eHousingPlus eHPortal, Underwriter's Certification and Mortgagor Affidavit which is executed by the borrower(s) on the date of mortgage loan closing. Any income obtained from these Program documents that reflect a Current Gross Annual Income exceeding the income limit will result in the pending of the loan file and non-purchase of the loan until the Participating Lender resolves the discrepancy. Participating Lenders can resolve by providing any necessary documentation to support income eligibility or, if it is determined through the review of additional documentation submitted by the Participating Lender that the Program qualifying does exceed the Income Limit, the loan will be cancelled and the borrower will not be eligible for participation in the Program.

Program qualifying income considers the income of borrowers and their spouses (regardless of spouse's occupancy of the primary residence and whether or not a party to the loan) AND all household members 18 years of age or older (related or unrelated).

Use the information below as a general guide.

Please contact the eHousingPlus Compliance Team with any questions or concerns at services@eHousingPlus.com or 954-217-0817.

IMPORTANT! PLEASE READ.

Alternative pay or income documentation used to support Program qualifying income should be retained by the Participating Lender and any alternative documentation used to validate Program qualifying income should be acceptable to the Agencies. Alternative pay or income documentation includes, but may not be limited to, current pay stubs which delineate "current period", W-2's, for the borrower(s) and all employers, and bank statements to verify the receipt of income. For clarification on which documentation should be submitted to eHousing to confirm borrower(s) are eligible for participation in the Program, please see the "Closing, Shipping and Clearing Loans for Purchase" section of this Lender Guide.

Pay or income documentation to support credit underwriting for the first mortgage loan and to support AUS findings are forwarded to the Master Servicer upon loan closing in the first mortgage closed loan file. The Master Servicer does not re-underwrite loans. The Master Servicer will confirm that the pay/income documentation included in the first mortgage closed loan file supports the AUS findings and credit underwriting approval. For clarification on which pay/income documentation is required by the Master Servicer for loan purchase, please refer to the loan delivery checklists available on the Master Servicer's website at www.hfa.usbank.com.

Even if not required for credit underwriting, Participating Lenders should be seeking the two most current paystubs with year-to-date (YTD) earnings. Do not include in the compliance file. Again, Participating Lenders should retain all necessary supporting income documentation in the event it would be required to confirm income eligibility and the income certified by underwriting staff.

Verification of Employment

A verification of employment (VOE) may not be required if acceptable pay/income or alternative pay/income documentation can validate Program qualifying income. If a VOE is required by the Agencies then it should be obtained for credit underwriting but it may not necessarily be considered in determining Program qualifying income if alternative documentation provides a more accurate reflection of a borrower/occupant's Current Gross Annual Income.

Income from a Salary or Wage

Using the last 4 – 6 weeks' pay stubs, add together the gross pay from each pay stub supplied. Divide this total by the number of pay stubs and then multiply by the number of pay periods within a year (i.e. if paid bi-weekly multiply by 26, if bi-monthly multiply by 24, etc.).

Program qualifying income considers the income of borrowers and their spouses (regardless of spouse's occupancy of the primary residence and whether or not a party to the loan) AND all household members 18 years of age or older (related or unrelated).

Commission / Bonus Income

If commission income was noted to have been received as YTD on the 4 – 6 weeks of paystubs supplied, but was not actually received during the review period:

Divide the YTD commission / bonus income by the number of pay periods that have already occurred in the year to obtain the average per pay period. Multiply this average by the total number of pay periods in the year. Add this amount to the calculated income from salary or wage.

Self-Employed / Income from Business

Use the quarterly tax returns and financial statements to identify the current net YTD income. Add back in any depreciation. Divide the YTD income by the number of months during which it was earned and multiply by 12. Losses from a business cannot be deducted from another source of income.

Verification that Overtime, Bonus or Commission payments are terminated

If OT was received during the 4 – 6 weeks of pay subs provided, or bonus or commission income was noted as paid in the YTD information, but verification has been provided in writing from valid third-party source (i.e. employer confirming termination of such income or that it is not likely to continue or change in employment status ceased these payments), you may remove these amounts received when calculating the Program qualifying income.

Interest / Dividends

Use current earnings statements issued by the bank, investment broker or agent. Identify the YTD interest or dividend earnings. Divide by the number of months this YTD represents and multiply by 12. If statements are not available, and the terms of the investment agreement are available, multiply the principal amount of the asset times the annual interest yield factor for a projected interest earnings amount. If neither are available, use the previous year's earnings statements or tax returns to identify the total annual interest and dividend income. If the assets are still invested in the same instruments, use the previous year's figures.

Alimony / Child Support

Use the monthly amount appearing in the divorce decree, separation agreement or other support document. If the borrower receives more or less than the amount stipulated in the agreements, use the monthly figure that the borrower declares and that can be verified (on bank statements for example). Multiply the verified or calculated amount from the above process times 12.

Pensions / Temporary Payments

Use the benefits statement issued by the benefits provider (pensions, workers compensation, disability compensation, social security, AFDC, etc.) to identify the amount of the benefit, payment frequency and expected term of benefit. Multiply the amount of the benefit times the payment frequency. If the benefit is absolutely not payable to the recipient beyond a given date (a verifiable complete and permanent stop of benefits without extensions, exceptions, waivers or other conditions) and such date is within 12 calendar months of the anticipated closing date, then calculate the benefits expected through the end of the benefits term.

Program qualifying income considers the income of borrowers and their spouses (regardless of spouse's occupancy of the primary residence and whether or not a party to the loan) AND all household members 18 years of age or older (related or unrelated).

Calculation of Current Gross Annual Income

Add together all sources of income per each borrower. Compare the calculated Current Gross Annual Income to paystubs, VOE's, the previous year's income per W2's. You should not note significant differences that cannot be accounted for (i.e. Child Support income). In some cases, the Current Gross Annual Income will be higher than the previous year's income. Significant variances should be attributable to increases/decreases in pay or number of hours worked. If paystubs are being used as confirmation of eligibility, Participating Lenders should note within their loan file any variances and why any variances have occurred.

Calculation of Program Qualifying Income

To calculate Program qualifying income, add together the Current Gross Annual Income calculated for each borrower. Compare the Program qualifying income calculated to the Income Limit to ensure compliance with Program requirements.

Archived Income Limits prior to June 9, 2026

County	All household sizes
Carson City	\$139,050
Churchill	\$152,850
Clark	\$142,350
Douglas	\$163,200
Elko	\$165,450
Esmeralda	\$158,850
Eureka	\$120,750
Humboldt	\$146,250
Lander	\$161,400
Lincoln	\$142,950
Lyon	\$141,900
Mineral	\$96,150
Nye	\$109,500
Pershing	\$154,200
Storey	\$167,700
Washoe	\$167,700
White Pine	\$156,750

Archived Revisions Table

Date	Topic (effective immediately unless otherwise noted)	Page
11-25-25	Added documentation required to confirm full-time employment Added purchase price limit Added refinance disclaimer Added reservation of assistance funds Added high-cost test	11 13 16 17 18
12-02-25	Added instructions for the reservation of 2nd mortgage funds Updated compliance file checklist (removed HiP for Heroes reference)	17 20
12-09-25	Updated submission to NHD to include Acknowledgment Form Added Worker Advantage High-Cost Loan Acknowledgment form to Who Signs What chart	18 19