

# NEVADA'S HARDEST HIT FUNDS

## WHAT IS NEVADA'S 'HARDEST HIT FUNDS' PROGRAM?

With one of the highest foreclosure rates in the nation, Nevada was selected to be one of the original beneficiaries of the U.S. Treasury's "Hardest Hit Fund" program. Nevada was awarded over \$150 million through a series of federal grants to help Nevada homeowners. The 'Hardest Hit Program' is designed to assist low and moderate income families to preserve home ownership and avoid foreclosure, if possible, or assist in the short-sale of a home, if necessary. The Nevada Affordable Housing Assistance Corporation (NAHAC) oversees Nevada's Hardest Hit Funds. The agency has designed and is executing a plan for distribution of these funds. Through four programs they provide assistance that will help prevent avoidable foreclosures and keep limited income Nevadans in their homes.

## WHAT ARE THE FOUR PROGRAMS?

1. Mortgage Assistance Program - The Mortgage Assistance Program is intended to provide temporary financial assistance for underemployed as well as those unemployed homeowners who have experienced involuntary job loss and/or severe reductions in income. The program will pay 1/3 of the principal and interest portion of the homeowner's monthly mortgage payment, up to a maximum monthly benefit of \$500 per month. Assistance lasts for up to 6 months.
2. Principal Reduction Program - Qualified homeowners can receive a principal reduction of up to \$50,000; In order to receive the full benefit, the participating Servicer must provide a dollar for dollar match of the Nevada's Hardest Hit Funds maximum contribution of \$25,000. The program will assist income restricted homeowner candidates to preserve home ownership.
3. Short-sale program - This program is designed to help homeowners who are beginning or need to initiate a short-sale process. It will help ease the transition from unsustainable home ownership to being a renter.
4. Second Lien Relief Program - This program is designed to assist homeowners who have a second mortgage that may be interfering with the refinance, short-sale or modification of their first mortgage. It is expected that homeowners will extinguish their 2nd lien as a result of this program through a combination of funds contributed by both Nevada Hardest Hit Funds and the participating Servicer; the maximum amount that Nevada Hardest Hit Funds will contribute toward 2nd mortgage lien relief is \$16,500 per dwelling. In order to receive the full benefit, the participating Servicer must contribute \$0.60 for every \$0.40 contributed by Nevada Hardest Hit Funds.

## WHO IS ELIGIBLE FOR THESE PROGRAMS?

Please refer to the attached table for specific program eligibility criteria.

## WHERE CAN YOU FIND MORE INFORMATION?

1. [www.nevadahardesthitfunds.org](http://www.nevadahardesthitfunds.org)
2. 855-428-HELP – Nevada's Hardest Hit Funds Hotline
3. Credit counselors including:
  - Consumer Credit Counseling – 702-364-0344
  - Women's Development Center – 702-796-7770
  - Consumer Credit Affiliates – 775-337-6363
  - Washoe Senior Law – 775-328-2656

## ADDITIONAL INFORMATION:

- All benefits are contingent upon approval by the homeowner's Servicer / Investor
- Funds can only be extended to homeowners of low to moderate income (applicants income must not exceed 120% of Area Median Income as published by HUD; refer to website)
- The 'Hardest Hit Program' cannot cure those that are extremely underwater or upside down on their mortgage.
- The 'Hardest Hit Program' will assist approximately 22,000 income restricted Nevada homeowners who are in need of assistance with a mortgage.



# PROGRAM ELIGIBILITY GUIDELINES

GUIDELINES	PRINCIPAL REDUCTION	2ND MORT. LIEN RELIEF	SHORT SALE ASSISTANCE	MORTGAGE ASSISTANCE PROGRAM
Owner Occupied	•	•	•	•
Maximum Resulting Principal Balance: 115% LTV	•	•		
Legal US Resident	•	•	•	•
Loan originated 1/1/2009 or earlier	•	•	•	•
5 year cash out borrowing restriction	•	•	•	
Documented Financial Hardship	•	•	•	•
Maximum Income: 120% Area Median Income	•	•		•
Facing Imminent default	•	•	•	•
Maximum payment delinquency: 6 months	•	•		
Must be currently underemployed / unemployed				•
Must have only one existing lien	•		•	
Cannot own more than 1 property	•	•	•	•
Maximum mortgage balance: 115% of area median	•	•		•
Maximum DTI Ratio: 31%	•	•		
Must be HAMP fail	•	•	•	
Exclusion: Loans secured by FHA/VA, Fannie Mae or Freddie Mac	•			
Lien(s) must be extinguished through assistance		•	•	
Required: Active listing agreement			•	
Required: Lender short sale approval			•	
Required: 6 month occupancy in NV after COE			•	
Exclusion: Prior failed HAMP trial mod by voluntary non-compliance, as determined by Eligible Entity.	•			•
Required: Waiver of deficiency judgment		•		
Required: 5 Year Occupancy after assistance	•	•		•

\* Participation in any of our programs could interfere with any trial loan modification or mortgage assistance that a borrower is currently receiving (i.e. FHA / VA assistance).

\*\* Underemployed includes those homeowners that are in a situation of imminent threat of going into default on their mortgage due to a change in economic status, working less than 50% of full time hours or a material reduction in measureable income, all subject to satisfaction of all other borrower eligibility criteria.