



**Down-Payment Assistance 2nd Mortgage Loan for Clients at 80% Area Median Income or below
City-Wide vs. Target Areas**

City-Wide (Property located within Lincoln's City limits but outside of the Target Areas)	NRSA LMI Target Areas (Property is located within Lincoln but also within NRSA or LMI Target Areas)
0% interest 2 nd Mortgage Loan	0% interest 2 nd Mortgage Loan
Loan covers – 5% down-payment, closing costs, pre-pays and minimal rehab	Loan covers – 5% down-payment, closing costs, pre-pays and minimal rehab
Maximum assistance – up to \$25,000	Maximum assistance – up to \$35,000
2 nd Mortgage is NOT forgivable	2 nd Mortgage is half forgiven over 10 years – 1/20 th of the loan is forgiven each year for the 1 st 10 years.
2 nd Mortgage balance is due if you sell your home or no longer use the property as a primary residence	2 nd Mortgage balance is due if you sell your home or no longer use the property as a primary residence

Revised 1/2023