



MEMORANDUM

TO: NIFA Participating Lenders
FROM: Jacki Young, Chief Homeownership Officer
DATE: July 26, 2018
SUBJECT: Memo #18-26, New Income Limits & Recapture Tax Notice

As required by federal tax law, NIFA has adopted new family income limits based on 2018 limits published by the Department of Housing and Urban Development. Please note the limits increased for all counties in Nebraska.

The 2018 income limits are included on the attached Appendix I and take effect for all loans with a reservation date in Lender Online (LOL) on and after July 26, 2018.

Participating Lenders should adhere to the following instructions as we transition from using the Initial/Final Notice of Recapture Tax (Form D) dated 07/2017 to the revised Form D dated 07/2018:

- Loan reservations dated prior to July 26, 2018. All borrowers should sign Form D dated 07/2017 at loan application and closing. We will retain this form in LOL until all loans make it through the purchase cycle.
- Loan reservations dated on and after July 26, 2018. Participating Lenders may begin using Form D dated 07/2018 at loan application. ***NIFA will require borrowers to sign the revised Form D at closing.*** We will accept borrower signatures using Form D dated 07/2017 at loan application only in situations where the Participating Lender is in the process of making the necessary changes to their loan origination system.

The revised Form D is available in LOL as a PDF document and is available in Word format upon request.

If you have any questions, please let us know.



HOMEOWNERSHIP PROGRAM

Appendix I Maximum Household Income Limits Effective Date: July 26, 2018*

Area (Non-Target)	1-2 Family Members	3 or more Family Members
Adams County	74,900	86,135
Buffalo County	75,200	86,480
Cass County	81,600	93,840
Cheyenne County	75,300	86,595
Douglas County	81,600	93,840
Jefferson County	74,900	86,135
Lancaster County	78,400	90,160
Lincoln County	81,600	95,200
Logan County	81,600	95,200
McPherson County	81,600	95,200
Nemaha County	77,000	88,550
Polk County	75,600	86,940
Sarpy County	81,600	93,840
Saunders County	77,000	88,550
Scotts Bluff County	74,900	86,135
Seward County	77,200	88,780
Washington County	81,600	93,840
Wayne County	76,500	87,975
All Other Counties	74,900	86,135
Area (Target)	1-2 Family Members	3 or more Family Members
Adams County	89,880	104,860
Douglas County	97,920	114,240
Jefferson County	89,880	104,860
Lancaster County	94,080	109,760
Scotts Bluff County	89,880	104,860

**Income limits are effective for all loans with a reservation date in Lender Online on and after 7/26/2018.*

