

# Nevada First-Time Homebuyer Guide

## Care About Real Estate – State of Nevada Edition

### Your Path to Homeownership in the Silver State

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#### Introduction

Buying your first home in Nevada is exciting, life-changing, and empowering. Whether you're purchasing in Las Vegas, Henderson, Reno, or a quiet rural town, the process can feel overwhelming — but with the right knowledge and a trusted guide, you'll be home in no time.

This guide breaks it all down — specifically tailored to **Nevada's laws, resources, programs, and market**. Let's turn your dream of homeownership into a glowing reality.

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#### Step-by-Step Path to Buying a Home in Nevada

##### Step 1: Know What You Want

- Ideal location? (Clark County, Washoe County, etc.)
- Property type: single-family home, condo, or townhouse?
- Must-have features? (garage, pool, number of bedrooms)
- Local amenities like schools, public transportation, or trails?

##### Step 2: Check Your Credit & Finances

- **Credit Score:** Aim for at least **620** (but the higher the better)
- **Down Payment:** As low as **3%–3.5%** with FHA or state assistance
- **Closing Costs:** Expect **2%–5%** of the home's purchase price
- **First-Time Buyer Programs:** Nevada has powerful state-backed options (see below)

##### Step 3: Get Pre-Approved

- Choose a Nevada-licensed lender
- You'll need: tax returns, pay stubs, W2s/1099s, credit history, bank statements
- Pre-approval helps you understand your budget and shows sellers you're serious

##### Step 4: Work With a Local Realtor

- Choose an experienced, licensed **Nevada REALTOR®**

- They'll help you schedule showings, find off-market listings, and negotiate offers
- Make sure they understand your goals and are full-time professionals

### ✔ Step 5: Search & Tour Properties

- We'll match you with homes that align with your goals
- Explore neighborhoods during the day and at night
- Consider property taxes, HOA fees, insurance zones (flood, fire, etc.)

### ✔ Step 6: Make an Offer

- Nevada real estate requires a **written offer** via a Purchase Agreement
- We'll review comps and local data to make your offer strong but smart
- Contingencies may include appraisal, inspection, and loan approval

### ✔ Step 7: Inspections & Appraisals

- **Home Inspection (Optional, but HIGHLY recommended)**
- **Appraisal (Required by lender)**
- If issues arise, we negotiate repairs or credits on your behalf

### ✔ Step 8: Final Loan Approval & Underwriting

- Your lender reviews all final documents and property info
- You sign disclosures, finalize the mortgage, and await the clear-to-close

### ✔ Step 9: Close & Get the Keys 🗝️

- Closings in Nevada typically happen at a **title or escrow office**
- Funds are wired, documents signed, and your name is recorded
- **Congratulations!** You're a homeowner in Nevada!



## Nevada First-Time Buyer Programs (2025)

### 🎯 Nevada Housing Division – Home Is Possible Program

- **Down payment assistance up to 5% of loan value**
- For incomes under \$135,000
- Available with FHA, VA, USDA, and conventional loans
- Must complete homebuyer education course
- Visit: <https://www.homeispossiblenv.org>

### 🌟 Home At Last™ by Nevada Rural Housing

- For buyers in **rural communities** in Nevada
- Offers DPA grants + mortgage credit certificates (tax savings!)
- Website: <https://www.nvrural.org>

### **Mortgage Credit Certificate (MCC)**

- Up to \$2,000/year in mortgage interest tax credits
- Available to qualified first-time buyers statewide

### **Local County Programs**

- Cities like **Las Vegas, North Las Vegas, Henderson, and Reno** may have local buyer assistance. Check city housing websites or ask your REALTOR®.
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### **Nevada Legal & Contract Notes**

- Nevada is a **non-disclosure state** – sales prices are not public record
  - Escrow and title companies handle closing — not attorneys
  - Seller must provide a **Seller’s Real Property Disclosure Form (SRPD)**
  - Buyer has the right to a **due diligence period** (typically 10 days)
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### **Top Tips for Nevada Buyers**

- Explore areas **beyond Las Vegas** — Nevada has booming suburbs
  - Beware of **HOA restrictions and fees**
  - If using **FHA or VA loans**, make sure the property qualifies
  - Ask about **Solar liens, SID/LID fees, and flood zones**
  - Always budget for **property taxes + insurance** before purchasing
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### **Nevada First-Time Buyer Toolkit**

-  Mortgage Calculator
-  First-Time Buyer Checklist
-  “Home Is Possible” Program Flyer
-  Property Comparison Worksheet
-  Agent Q&A Guide

**Want the full toolkit? Just contact us — we’ll send it to you with a glowing smile!**

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## **Let's Get You Home**

At **Care About Real Estate**, we're here to help you make one of the most important decisions of your life — without stress, without confusion, and with maximum success.


We walk with you through every signature, showing, and solution.


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## **Let's Talk!**

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## **From Dream to Keys**

This is YOUR glow-up moment. And we're ready to help you unlock it.