

## Nevada

Rural Housing Service • Single Family Housing Direct Loan Program

### Life-long Caregivers Achieve Homeownership in Retirement

Throughout their careers, Sandra and Daniel cared for others. They worked at the same long-term care facility in San Francisco, Sandra as a registered nurse and Daniel as a dietician. When they retired, they decided to move to Las Vegas.

“We always wanted to have a home of our own,” said Sandra, “but it was hard to save up a down payment.”

They moved into a condo, but each rental payment reminded them that they had no ownership in their home. The condo was also part of a homeowner’s association that had strict aesthetic guidelines, preventing Sandra and Daniel from making the condo their own.

They searched online for a program that could help them purchase a home. That’s when they discovered USDA’s [Single Family Housing Program](#). They called their local USDA office and were sent an application. A few weeks later, they were approved for a mortgage loan.

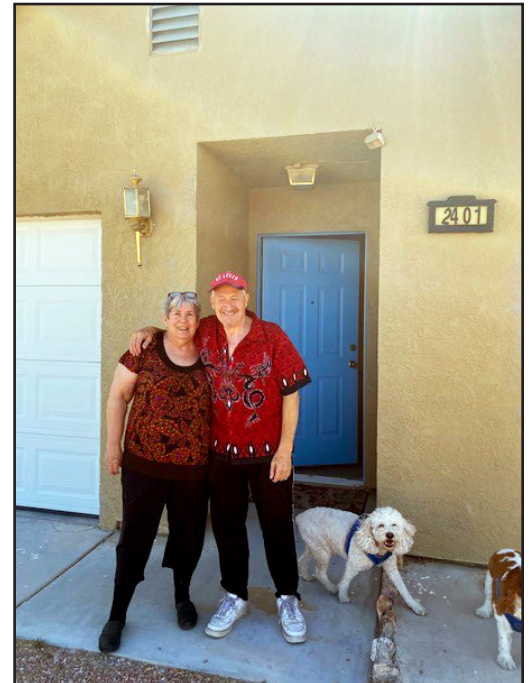
They decided to move to Pahrump, a small town of 35,000 people in southwest Nevada, where they could get more for their money.

With no down payment required and the 2.5 percent interest rate offered by USDA, they were able to buy a three-bedroom home on a half acre. They’re now enjoying the freedom to decorate their home in their own style, and their two dogs are thrilled with the new backyard.

Not only are Sandra and Daniel beginning to build equity, they’re also paying less for housing. Their new mortgage payments are nearly \$600 less per month than what they paid in rent for their condo.

“The USDA mortgage meant that, even at our age with a fixed income, we could buy a house,” said Sandra. “We’re very, very happy.”

Just the other day while Sandra was running errands, she met a man who mentioned that housing had become too expensive and hard to find. She told him about her own homebuying experience and how USDA made all the difference. “People should really check it out,” she said.



*Retirees Sandra and Daniel purchased their first home in Pahrump, Nev., with an affordable USDA mortgage loan.*

**Obligation Amount:** \$225,000 mortgage loan

**Date of Obligation:** May 2021

**Congressional District:** Representative Steven Horsford, District 04; Senators Masto and Rosen

**Impact:** A USDA mortgage loan made it possible for retirees on a fixed income to purchase their first home, reducing their monthly housing costs while building equity.