

Nevada County, CA
Photo by MaryAnn Davis

NEVADA COUNTY
CALIFORNIA

It's The Dream. We're here to help you achieve it.

Down Payment Assistance for County of Nevada Employees

If you are employed by County of Nevada, you may qualify for Down Payment Assistance (DPA), up to 5.5%, to help you purchase a home in California.

With this homebuyer assistance, you could purchase a home with little-to-no money out of pocket—and possibly much sooner than you ever imagined!

This flexible program works with FHA, VA, USDA, and Conventional loans, doesn't require perfect credit, and is open to both first-time and repeat homebuyers.

The "Assist-to-Own" Down Payment Assistance is made up of both a deferred loan and a gift:

1. A deferred Second Mortgage loan equal to 3.5% of the First Mortgage loan amount. This loan comes with 0% interest and no monthly payments, and is only due upon sale or refinance of the home.
2. An additional Gift of up to 2%, which never has to be repaid.

If you're ready to explore the path to homeownership, GSFA is here to help you take the next step!

Flexible Qualifying Guidelines*

- Available to both first-time and repeat homebuyers
- Eligible properties include 1–4 unit primary residences, condos, townhomes, and certain manufactured homes
- Credit challenges? No problem—minimum FICO score of just 640
- Generous Debt-to-Income (DTI) ratios up to 50% may qualify
- Low-to-moderate income limits – often higher than expected
- FHA, VA, USDA, and Conventional Mortgage Loan options available

SCAN ME

Get started today

(855) 740-8422

www.gsfahome.org/ATO

GOLDEN STATE Finance Authority®

**This flyer provides general information and does not constitute an offer of credit or a lending commitment. Program details are subject to change without notice. Full program guidelines, loan applications, interest rates, and annual percentage rates (APRs) are available through GSFA Participating Lenders. The "Assist-to-Own" Down Payment Assistance is offered and administered by Golden State Finance Authority (GSFA), a public agency in California. "Assist-to-Own" is a specialized option within the GSFA Platinum Program, available exclusively to employees of GSFA Member Counties. Since Nevada County is a GSFA Member County, its employees are eligible to participate. Copyright © 2026