COMMISSION INCREASES PROGRAM LIMITS FOR FIRST-TIME BUYERS

BISMARCK – The Industrial Commission of North Dakota has increased the purchase price and income limits for the North Dakota Housing Finance Agency's (NDHFA) FirstHome, Start and HomeKey mortgage loan programs.

"First-time buyers -- and we're generally talking about young families -- will have more opportunities to own a home with these new limits on the purchase price and cost of homes," said Governor John Hoeven. "NDHFA's mortgage programs have helped make homeownership a reality for almost 27,000 families in North Dakota."

"The low-interest loans offered by NDHFA strengthen the state's economy and provide homebuyers with financial stability," said Agriculture Commissioner Roger Johnson. "For many households, homeownership is the primary means of wealth accumulation."

"NDHFA's purchase price limits are based on a combination of data provided by local sales surveys and safe harbors that are based on Federal Housing Administration single-family loan limits," said Attorney General Wayne Stenehjem. "The data is analyzed early in the year so that the new limits are available going into spring when home purchase activity typically reaches its peak."

The housing finance agency's income limit increase was established using the Department of Housing and Urban Development's recently published area median income numbers. The approved income limits range from $54,100 to $71,300 for the FirstHome and Start programs, and from $27,050 to $35,650 for the HomeKey program. Income limits vary by family size and county.

"Homebuyers who have not owned a home during the past three years may be eligible for NDHFA's FirstHome Program. They may also receive additional purchase assistance through our Start or HomeKey programs," said Pat Fricke, NDHFA executive director. "To determine eligibility or for more information, potential homebuyers should contact an NDHFA participating lender."

The FirstHome Program provides low interest rate mortgages for first-time homebuyers in North Dakota. Start provides first-time buyers with affordable first mortgages and help with out of pocket cash requirements. With HomeKey, lower-income buyers are able to enhance their purchasing power by receiving a break on NDHFA's already low mortgage interest rate.

NDHFA provided financing for 1,340 homes in 2004. The average home acquisition cost was $87,808, and the average borrower's household income was $41,050. Participating lenders originate the program loans and sell them to the housing finance agency.

The Industrial Commission of North Dakota, consisting of Governor John Hoeven, as chairman, Attorney General Wayne Stenehjem and Agriculture Commissioner Roger Johnson, oversees the NDHFA. For more information about the NDHFA, contact the agency at (701) 328-8080, (800) 292-8621 or (800) 366-6888 (TTY). Information is also available online at www.ndhfa.org.

-30-
(See attached borrower income and purchase price limits for details.)
For further information: Pat Fricke (701) 328-8080

NORTH DAKOTA HOUSING FINANCE AGENCY
FirstHome, Start, HomeKey Programs

ANNUAL INCOME LIMITS
(Effective February 22, 2005)

County	FirstHome & Start Family Size		HomeKey Family Size	
	Less than 3	3 or more	Less than 3	3 or more
Burleigh, Cass, Mercer, Morton	$ 62,000	$ 71,300	$ 31,000	$ 35,650
Grand Forks, Oliver, Pembina, Ransom, Richland and Traill	55,800	64,170	27,900	32,085
All other Counties	54,100	62,215	27,050	31,108

Includes projected income from all sources for the 12 months following the date of application.

ACQUISITION COST LIMITS
(Effective February 22, 2005)

County	New Construction	Existing			
	1 Unit	1 Unit	2 Units	3 Units	4 Units
Statewide	$ 204,432	$ 204,432	$ 261,701	$ 316,327	$ 393,120

PARTICIPATING LENDERS
(As of February 2005)

Alerus Bank*
American Federal Bank*
American State Bank, Dickinson
America's Home Loans*
Bank Center First, Bismarck
Bank of Glen Ullin
Bank of Hamilton
Bank of Minto
Bank of Tioga
BNC National Bank*
Bremer Bank*
Capital Credit Union, Bismarck
Choice Financial Group*
Citizens Community Credit Union, Devils Lake

Citizens State Bank, Cavalier
Community Bank of the Red River Valley, Grand Forks
Community First Mortgage*
CommunityWorks North Dakota, Bismarck
CountryBank USA*
CountryWide Home Loans, Fargo
Dacotah Bank*
Dakota Community Bank*
Dakota West Credit Union, Watford City
Dakota Western State Bank, Hettinger
Farmers & Merchants Bank, Hatton
Farmers & Merchants State Bank of Langdon
Farmers & Merchants State Bank, Tolna
Farmers Security Bank, Washburn
Farmers State Bank Crosby
First Choice Mortgage, Fargo
First Community Credit Union*
First International Bank & Trust*
First Mortgage Service Inc., Fargo
First National Bank & Trust, Bottineau
First Security Bank – West, Beulah
First Security Bank, Underwood
First State Bank*
First State Bank Buxton*
First State Bank Golva
First State Bank Harvey
First State Bank of LaMoure
First State Bank of Munich*
First State Bank, Wilton
First United Bank, Park River
First Western Bank & Trust, Minot
F-M Mortgage Corporation, Fargo
Gate City Bank*
Great Plains National Bank*
Kirkwood Bank & Trust*
Lakeside State Bank, New Town
Liberty State Bank, Powers Lake
McKenzie County Bank, Watford City
ND Air National Guard Credit Union, Fargo
Northland Educators Federal Credit Union, Fargo
People's State Bank, Fairmount
People's State Bank of Velva
Postal Family Federal Credit Union, Fargo
Ramsey National Bank & Trust of Devils Lake
Real Estate Mortgage Investment, Bismarck
Scandia American Bank, Stanley
Security First Bank of ND*
Security State Bank, Wishek
St. Alexius Medical Center Credit Union, Bismarck
Starion Financial*

State Bank & Trust of Kenmare
State Bank & Trust, Fargo
State Bank of Lakota
Strasburg State Bank
Town & Country Credit Union*
Union Bank, Beulah
Union State Bank, Hazen
United Community Bank of ND, Leeds
United Savings Credit Union, Fargo
US Bank*
Valley Mortgage Inc., Fargo
Wells Fargo Home Mortgage*
Western Cooperative Credit Union*
Western State Bank*

*Multiple Locations