

TEXAS STATE AFFORDABLE HOUSING CORPORATION

Mortgage Credit Certificate Program (MCC)

What is a MCC?

Eligible homebuyers can receive a TAX CREDIT based on 35% of the annual interest they pay on their home. Subject to an annual cap of \$2,000.

By way of example, a homebuyer would pay \$6,000 of interest after their first 12 months of homeownership based on a \$100,000 loan amount with a 30 year term at a 6.00% mortgage rate. By applying for and receiving a 35% Tax Credit at the time of home purchase, they would receive a Tax Credit of \$2,000!! This is money that a qualified homebuyer would not otherwise have received if not for the direct credit from the IRS using the MCC Certificate.

Eligible Loan Area:

Entire State of Texas.

Mortgage Product Types:

Program may be used with any mortgage loan type offered by a lender, except tax-exempt bond loans or veterans land board loans.

Mortgage Term:

All Loan Terms

Cost:

- Non refundable application fee of \$100.00
- Issuance fee of 1.00% of loan amount
- Closing package review fee of \$250.00

Borrower Eligibility:

- Of a specific group:
 - A household whose annual income does not exceed 80% AMFI
 - A full-time Texas classroom teacher, teacher's aide, school librarian, school nurse, school counselor, or an allied health or nursing faculty member.
 - A full-time paid fire fighter, peace officer, corrections officer, juvenile corrections officer, county jailer, EMS personnel, or public security officer, working in the State of Texas.
- A first-time homebuyer or have not had an ownership interest in any principal residence during the last three years or purchasing a home in a Targeted Area, Go Zone, Disaster Area or is a Qualified Veteran;
- Reside in Texas;
- Meet the income and home purchase price limits;
- Meet standard mortgage underwriting requirements demonstrating credit worthiness; and
- Occupy the purchased home as their primary residence.

For additional information:

Please call one of the participating lenders listed on the website or Mary Bert-Koelling at 214-681-3311.

