

Autoridad de Financiamiento de Vivienda del Condado de Escambia

ÁREA ELEGIBLE - Condado de Wakulla

CRITERIO DE ELEGIBILIDAD*

Los compradores y sus cónyuges (ocupantes y no ocupantes) deben ser compradores de vivienda por primera vez y deben poder residir permanentemente en los Estados Unidos.

Los productos de préstamo elegibles incluyen préstamos de la FHA, VA, USDA;RD y Freddie Mac.

Los veteranos calificados o los compradores de vivienda que compren una propiedad en un área específica designada no necesitan ser compradores de vivienda por primera vez.

Los compradores deben ocupar la propiedad como su residencia principal y la propiedad nunca podrá alquilarse.

*consulte al oficial de préstamos para obtener información adicional

ASISTENCIA PARA EL PAGO INICIAL - la asistencia se proporciona en forma de interés del 0%, segunda hipoteca diferida por 30 años de hasta \$10,000. La segunda hipoteca **NUNCA SE PERDONA** y hay que devolverla cuando se satisface la primera hipoteca o al momento de la venta, transferencia o disposición de la propiedad.

CRITERIOS DE LÍMITE DE INGRESOS

FHA, USDA-RD and VA Prestamos SOLAMENTE:

- Hogar de 1 a 2 personas \$90,925
- Hogar de 3+ personas \$104,564

Freddie Mac Prestamos SOLAMENTE:

- Todos los hogares \$71,040

LÍMITE DE PRECIO DE COMPRA: \$510,939

PROPIEDAD ELEGIBLE - Nuevas o existentes, de una a cuatro unidades, independientes o adjuntas, condominios y casas adosadas.

PUNTUACIÓN DE CRÉDITO - la puntuación media de FICO debe ser 640 o superior.

¿Cuál es el siguiente paso? - Para saber cómo calificar y solicitar un préstamo, y para obtener la información de contacto del prestamista participante, llame a la HFA del condado de Escambia al (800) 388-1970.

Mortgage Credit Certificate Program (MCC)

Please speak with your tax advisor or tax professional or tax preparer to determine your estimated tax liability and the value of the MCC. The following information is for informational purposes only and does not constitute professional tax advice.

First-time buyers – don't buy that house until you determine if you qualify for a Mortgage Credit Certificate (MCC)!

The MCC could save you THOUSANDS of dollars by reducing the amount of federal income tax you owe. The MCC is not down payment assistance but rather a dollar-for-dollar reduction in your federal tax liability.

SO HOW DOES AN MCC WORK?

An MCC is used in conjunction with a first mortgage loan provided by a participating lender. The MCC allows a borrower to take 20% of their annual mortgage interest as a tax credit while continuing to use the balance of the interest as a deduction. The MCC program tax credit maybe used as long as the property remains the borrower(s) principal residence. The MCC benefit may be received one of two ways. 1) Annually when a borrower files their federal income tax returns, or 2) A portion may be claimed with each paycheck by filing a revised W-4 form with the employer adjusting federal income tax withholding. Another added bonus - this MCC program may be combined with the Big Splash first mortgage program, the income and sale price limits are the exact same.

FEDERAL INCOME TAX LIABILITY

In order for a borrower to benefit from the Mortgage Credit Certificate they must have Federal income tax liability. Just because you received a tax refund does not mean you don't have liability. To determine your tax liability, look at your IRS 1040 form line 37. A large number means you are a great fit for the MCC program. Even a small number means you will benefit from the MCC. However, zero indicates you would not be a good fit for the MCC because you have no tax liability.

WHAT'S THE NEXT STEP?

If you think you qualify for the program based upon the criteria above, contact a participating loan officer to get pre-approved for a mortgage.