

For More Information
And A Complete List
of Participating
Lenders Contact Our
Program
Administrator:

Southeast Texas Housing
Finance Corporation

Rhonda Young: 866-398-1263
ryoung@sethfc.com



Program issued by:
Panhandle Regional
Housing
Finance Corporation
P.O. Box 1430
Hereford, TX 79045
(806) 360-2060

Ready To Become A Homeowner?

GET STARTED TODAY
WITH THE PANHANDLE
MCC PROGRAM:

- ★ Contact a participating lender. A complete list is available at www.sethfc.com under "First Time Homebuyer Programs" or by calling: 866-398-1263.
- ★ Choose a licensed real estate professional to locate your new home.
- ★ Complete necessary lender and program requirements.
- ★ Make a formal offer for the property located in the program areas.
- ★ Enjoy your new home and the tax benefits that come with homeownership and the MCC Program.

HOMEBUYER ASSISTANCE PROGRAMS



Panhandle Regional
Housing Finance
Corporation

2009 Mortgage
Credit Certificate
Program

Call toll free in Texas: 866-398-1263

Mortgage Credit Certificate Program

The Mortgage Credit Certificate (MCC) Program provides eligible homebuyers a maximum of \$2,000 each year in federal income tax credits. As a holder of the MCC, you will receive this credit *each year* as you pay on your mortgage loan.

Here is an example of one year of savings with the MCC Program:

Loan Amount	\$100,000
Interest Rate.....	6%
The buyer will have paid approximately \$6,000 in interest that year.	
Tax credit provided by the MCC Program	50%
MCC Savings for the homeowner.....	\$3,000*
*\$2,000 as a tax credit and \$1,000 carried forward for use next year	

Actual savings experienced by a homeowner will be determined by the mortgage interest they pay annually on their home loan.

MCC BENEFITS:

- Increasing a family's annual income by providing larger tax benefits
- Helps buyers qualify for a mortgage loan
- The longer you are in your home, the greater your savings

ARE YOU ELIGIBLE?

- Buyer must be a "first time homebuyer", except in targeted areas
- Buyers must meet income requirements, determined by family size and location of the home:

Location:	1-2 Family Members	3 or More
Carson, Potter, Randall	\$64,611	\$74,303
Gray County	\$59,760	\$69,720
Hansford County	\$60,480	\$70,560
Hartley County	\$66,300	\$76,425
Hemphill County	\$63,240	\$73,780
Hutchinson County	\$61,920	\$72,240
Lipscomb County	\$59,160	\$69,020
Moore County	\$57,600	\$67,200
Ochiltree County	\$64,271	\$73,912
Oldham County	\$58,680	\$68,460
Roberts County	\$63,100	\$72,265
Sherman County	\$58,320	\$68,040
All Other Counties	\$57,400	\$66,010

MCC PROGRAM AREAS:

The program is available in the following counties:

Carson, Collingsworth, Dallam, Deaf Smith, Donley, Gray, Hall, Hansford, Hartley, Hemphill, Hutchinson, Lipscomb, Moore, Ochiltree, Oldham, Parmer, Potter (excluding the City of Amarillo), Randall, Roberts, Sherman and Wheeler.

MCC PROGRAM FEES:

Buyers are subject to the typical costs associated with a mortgage loan. However, the Panhandle Regional Housing Finance Corporation's 2009 MCC Program has **no additional fees** for buyers. Buyers using this program will not incur any additional expenses, only enjoy the benefits of their tax credit.

If you sell your home during the first full nine years, make a profit and your income increases each year by 5%, you may be subject to a Federal Recapture Tax. For more information visit the IRS website at www.irs.gov - Form 8828.