

CALCULATE

how much you can save.

The following is an example of only one year of savings from the **Mortgage Credit Certificate**:

Loan Amount	\$120,000
Times Loan Interest Rate	x 5
Approximate Annual Interest	\$6,000
Times MCC Credit Rate	x 35%
Approximate Annual MCC Savings*	\$2,100
Maximum Annual Savings	\$2,000

*Federal law caps the maximum limit of savings at \$2,000 per year.

Savings continue annually for the life of the loan, based on actual interest paid on the loan each year, providing that you reside in the dwelling.



To obtain your **MCC** and **SAVE** more than **\$150** a month:

- Call a participating lender or your local Realtor or builder for details;
- Obtain a contract to purchase the new or existing home you choose;
- Meet program guidelines and qualify for the home mortgage;
- Receive a reservation from your lender for a **Mortgage Credit Certificate** to **save 35%** of your mortgage interest;
- Close on the purchase of a home;
- Obtain the **Mortgage Credit Certificate**; and,
- Enjoy your tax savings and your new home.

With flexible qualifying requirements, the available funds will go fast.

CALL A PARTICIPATING LENDER TODAY!

For details and a list of participating lenders, call the **MCC HOTLINE** at:

956-244-4115



SAVE more than **\$150**
a month every year you live
in your home with the
Mortgage Credit Certificate!

Your lender can explain how to Save \$150 a month or MORE!

An MCC could save you up to \$2,000 a year!

If you are one of the growing number of individuals and families considering whether to buy a home, NOW is the time. With low prices and low interest rates there are additional savings available. The Mortgage Credit Certificate Program, available in Harlingen and San Benito, will save first-time homebuyers 35% of their mortgage interest as long as they live in the home and pay on the mortgage. This dollar-for-dollar tax credit returns up to \$2,000 per year to qualified buyers who are within maximum income and purchase price limits.

Offered through The Harlingen Housing Finance Corporation, a non-profit agency serving Harlingen and San Benito, the MCC is a federally approved tax credit program designed to promote homeownership. Community-minded participating lenders who have been trained to use the program can help you access the MCC Program.

Maximum Income Limit

Size of Family	Non-Targeted Area	Targeted Area
1-2	\$58,600	\$70,320
3 +	\$67,390	\$82,040

Maximum Purchase Price Limit

All Houses	Non-Targeted Area	Targeted Area
	\$258,691	\$316,177



The income tax credit often may result in approximately \$150 in monthly savings or up to \$2,000 a year as an additional income tax refund. The actual IRS benefit varies according to

- Income of the buyer;
- The amount of the loan;
- The mortgage loan interest rate.

Simply put, it is a reduction of the federal income taxes owed, or an increase in refund. If you need help qualifying, the MCC also can work in your favor. It even may help you qualify for a larger home than you first thought.

The MCC is for use within the corporate limits of the cities of Harlingen and San Benito only.

The program is open to those first-time home buyers who:

- Meet the new income and home purchase price requirements;
- Qualify for a mortgage loan;
- Will use the home as their principal residence;
- Will use the loan for the home purchase but not for refinance;
- Will not use a bond loan.

Participating lenders offer most home loans, including Conventional, VA, RD or FHA. Mortgage loans may be repaid, in whole or in part, at any time, according to their respective terms. However, a federal recapture tax may be required if you sell your residence within nine years of your purchase.

Remember, there are basic costs associated with any mortgage loan and the Mortgage Credit Certificate Program requires an application and program participation fee. The fees may be paid by the seller, the buyer or paid jointly. In certain cases the fees may be financed.

Application Fee	Program Participation Fee:
\$75	1% of the loan amount + \$75

The Application Fee of \$75 is due at application. The Program Participation Fee is an amount equal to 1% of the mortgage amount plus another \$75.

For example, the fees for a \$100,000 loan are calculated as follows:

At Application	Loan Amount x .01	Total
\$75	\$100,000 x .01 + \$75	\$1,150

Some families can qualify for a \$1,000 closing cost assistance grant (that does not have to be paid back). Families and individuals who are first-time homebuyers and earn up to 80% of median income adjusted for family size, are eligible for this benefit. Please ask your lender if you fall into this earnings group.

