

PROGRAM SHEET

**I.R.S. M.C.C.
IRS code 3876529875
20% Mortgage Credit Certificate program**



BENEFITS:

- 20% of the mortgage interest paid on your home loan every year becomes a dollar for dollar tax "CREDIT" subtracted DIRECTLY from your Federal tax liability.
 - This is NOT a tax "DEDUCTION". A deduction only reduces your income that you pay tax on. The MCC savings is subtracted directly from the tax obligation AFTER it is calculated on your adjusted yearly income.
 - Buyers qualify for a more expensive home price because the monthly savings from the MCC can be added to your employee W4 form so that you BRING HOME MORE MONEY on payday to help make the payment.
 - Benefit is received for the LIFE OF THE LOAN as long as the property is owner occupied.
- Target areas and qualified veterans are allowed increased income limits and are not limited to first time homebuyers. Census tract list available at: OneRay.com/MCC
- May be combined with FHA, VA, USDA-RHS and Conventional (Fannie/Freddie) purchase loans.
- May be combined with most other homebuyer assistance and DAP programs.

QUALIFICATIONS:

- **Credit** - No restrictions or requirements except as per purchase mortgage loan guidelines.
- **Income** – Maximum limits by family size and county. Complete chart available at OneRay.com/MCC
 - Income limits include all persons who will live in the home and will be liable for the mortgage including any non-purchasing spouse.

Max Gross Yearly Income	1-2 Persons	3+ Persons	Target Area
Central Valley Counties	\$71,400	\$82,110	\$85,680
San Luis Obispo County	\$75,400	\$86,710	\$90,480

- **Assets** – No restrictions or requirements except as per purchase mortgage loan guidelines.
 - \$350 application fee paid to CHF at close.
- **Property** – Owner occupied primary residence. SFR, Condo, PUD and 2-4 units are allowed.
 - Maximum Sales Price limits by County.

COUNTY	Target	Non-Target
Fresno	\$430,129	\$351,923
Madera	\$479,487	\$392,307
Tulare	\$366,666	\$300,000
Merced	\$533,077	\$436,154
San Luis Obispo	\$775,641	\$634,615

RECAPTURE:

A sort of penalty if the home you buy with an MCC is sold or converted to a rental in the first 9 years. Recapture can only be assessed when:

1. You are making OVER the MCC income limit the year you move from the home and
2. You make a profit from the sale of the home after expenses.

NOTES:

- Subject to potential recapture.
- Funds are limited. Allocated on a first come first served basis.
- All buyers and any non-purchasing spouse must be "First Time Home Buyers."
 - A FT HB has not owned a *primary* residence for the last three (3) years.
 - Non-occupant co-signers may own a principle residence of their own.
 - Applicants may own rental properties but Federal 1040's must not show an IRS schedule "A" primary residence tax deduction for the last three years.



Program Sheet courtesy of:

Ray Jones (559) 446-2882

Updates and more details available at

OneRay.com/MCC

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Mortgage License
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