

MISSISSIPPI HOME CORPORATION DOWN PAYMENT ASSISTANCE PROGRAM SYNOPSIS

MHC remains committed to providing financial assistance to qualifying low and moderate-income first time homebuyers to ease the initial financial burden of home ownership. To meet this commitment, MHC has developed a Down Payment Assistance Program that will utilize funds from the Mississippi Affordable Housing Development Fund to originate second mortgage loans that will be serviced by MHC. Down Payment Assistance Loans will also be available through Lenders not participating in other MHC programs.

Features of the Down Payment Assistance Program:

- * First Mortgage Loan Products: FHA, Rural Development, VA or MHC approved Lender In-house products
- * 10 year fixed rate, Second Mortgage with no prepayment penalty
- * Second Mortgage Interest Rate: 7.000%
- * Non-Refundable Reservation Fee: \$200.00 (Cannot be paid by buyer)
- * Maximum down payment assistance: = 3% of First Mortgage Amount (not Sales Price)
- * Maximum sales price of property being purchased (Statewide): \$198,000
- * Down payment assistance can be used for down payment and closing costs

Qualifications of Applicant:

- * First time home buyers or applicants who have not had an ownership interest in a residence during the past three years, except under the following conditions:
 - (i) First time home-buyers or applicants living in counties or areas designated as targeted or;
 - (ii) Applicants divorced less than three (3) years where the applicant previously held an ownership interest in a principal residence within the last three (3) years and that ownership interest in the principal residence has now been terminated either through a quit claim deed or selling of the principal residence or;
 - (iii) Applicants widowed less than three (3) years where the applicant previously held an ownership interest in a principal residence within the last three (3) years and that ownership interest in the principal residence has now been terminated either through a quit claim deed or selling of the principal residence.
- * Applicants who meet the FHA, Rural Development, VA or MHC/Lender approved In-house credit eligibility requirements.
- * Applicants whose income does not exceed the maximum county income limit.
- * Applicants with less than \$4,500.00 in liquid assets.

Property Requirements:

- * Owner occupied
- * Single family detached
- * Single family attached
- * FHA, Rural Development or VA approved property
- * Manufactured homes that are permanently affixed and that meet applicable products types.