

How do I get started?

1 Attend Homebuyer Education

Homebuyer education is a great place to start learning about the process, and it's required for most of our borrowers. To find a course, visit the Minnesota Homeownership Center website at www.hocmn.org.

2 Consult a Tax Professional

Remember, you need a federal income tax liability to benefit from the tax credit. Want to know what your tax liability was last year? Check your 2015 tax return.

Form you used	Line showing tax liability
1040A	Line 39
1040EZ	Line 12
1040	Line 63

3 Contact a Lender

Contact a Minnesota Housing participating lender and apply for the MCC before your mortgage closes. Visit www.mnhousing.gov to search for a lender near you.

4 Find a Home

Work with a real estate professional to find the right home for you. It must fall within our home cost limits, which you can find at www.mnhousing.gov.

5 Mission Accomplished!

Finish up the paperwork, close on your loan, grab those keys, and celebrate your accomplishment. Enjoy tax savings when you claim the credit on your tax returns each year.

Our Family of Loans

Whether you're just starting your home search or ready to tackle home improvements, we've got you covered. Learn more by visiting www.mnhousing.gov.

Start Up *First-time homebuyer loans*

Step Up *Repeat homebuyer and refinance loans*

Fix Up *Home improvement loans*

Our Mission

Housing is the foundation for success, so we collaborate with individuals, communities and partners to create, preserve and finance affordable housing.

Minnesota Housing is neither an originator of loans nor a creditor and is not affiliated with any Lender. To find out if you are eligible, or to apply for a loan, please contact a participating Lender.

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First-time homebuyers:

Save up to \$2,000/year on your taxes!

Mortgage Credit Certificate

First-time homebuyer tax credit



Mortgage Credit Certificate *First-time homebuyer tax credit from Minnesota Housing*

Minnesota Housing is a trusted state agency that works with local lenders to provide affordable homebuyer programs.

How can Minnesota Housing help me buy my first home and save money on my taxes?

The Mortgage Credit Certificate Program lets first-time homebuyers claim a percentage of the mortgage interest paid each year as a federal income tax credit, providing up to **\$2,000 per year** in tax savings.

- Combine with a Minnesota Housing mortgage and a downpayment and closing cost loan up to \$12,000.
- Affordable, fixed interest rates (see current rates at www.mnhousing.gov).
- Low or no mortgage insurance options for lower monthly payments.

How much money can I save?

To benefit from the tax credit, you must have an income tax liability. Savings vary depending on your loan amount and interest rate.

Example:

- \$175,000 loan at 3.5% interest rate
- Estimated savings over life of loan = \$26,900

You can use the tax credit for up to 30 years, or until you sell the home or move. You can also deduct the remaining mortgage interest paid on your income taxes.

How do I get help with my downpayment and closing costs?

The **Monthly Payment Loan** is available with the Mortgage Credit Certificate Program and offers:

- Up to \$12,000 for a downpayment or closing costs.
- The same affordable interest rate as your first mortgage.

Additional requirements for downpayment and closing cost loans:

- You must contribute \$1,000 or 1% of the purchase price, whichever is less.
- You may receive only one Minnesota Housing downpayment and closing cost loan at a time. Loans may be combined with other Community Seconds®.
- Loan must be fully repaid when it matures, is refinanced, or the property is sold or no longer owner-occupied.

Am I eligible?

You may be eligible for the Mortgage Credit Certificate program if you:

- Have a federal income tax liability
- Are a first-time homebuyer (or have not owned a home in the past three years)
- Qualify for an underlying mortgage product (FHA, VA, RD, Conventional)
- Purchase a home that meets our home cost limits
- Meet our income limits
- Meet our minimum credit score requirements

Talk to a participating lender for more information about eligibility requirements.



Find a lender near you at
www.mnhousing.gov