

# Mortgage Loan Programs

## Summary of Program Changes



**Effective May 1, 2015**

### Downpayment Loan Limits

We made changes to our downpayment and closing cost loan programs to ensure continued borrower access in light of overall high loan volume. As a result, the following changes are being made for all loans committed on or after May 1, 2015:

Downpayment Loan Program Options	New Maximum Loan Amount Effective May 1, 2015	Available with:		
		Start Up	MCC	Step Up
Monthly Payment Loan (MPL)	5% of the purchase price or \$5,000, whichever is greater. Not to exceed \$7,500	X	X	X
Deferred Payment Loan (DPL)	5% of the purchase price or \$5,000, whichever is greater. Not to exceed \$6,000	X		
Deferred Payment Loan Plus (DPL Plus)	\$7,500 maximum	X		

### Switching Loan Options

- Lenders who would like to switch an existing commitment to DPL Plus on or after May 1, 2015 must request a waiver from the [Partner Solutions Team](#).
- Loans changing to DPL Plus on or after May 1, 2015 are subject to the new loan amount limits.

### DPL Plus Available to All Lenders

Effective May 1, 2015, lenders do not need to apply for access to DPL Plus. Now all lenders with eligible borrowers will have access to the higher maximum loan amount of \$7,500 available with DPL Plus.

### Remember:

- DPL Plus Borrowers must meet:
  - Deferred Payment Loan (DPL) [income limits](#).
  - All other DPL requirements outlined in the [Start Up Manual](#).
  - Two of the four eligibility Targeting Criteria:
    - Household size of four or more household members;
    - Single head of household with minor dependent(s);
    - Front end housing ratio of 28% or more (calculated without DPA);
    - Household member with a disability.
- If borrowers meet the requirements of the DPL Plus option, they are eligible for the maximum loan amount of \$7,500.
- If borrowers meet DPL requirements but NOT DPL Targeting Criteria, they can still get a DPL of up to the greater of \$5,000 or 5% of the purchase price (\$6,000 maximum loan).
- To reserve a DPL Plus loan, select the DPL Plus in the "Initiative" dropdown box in our commitment system. For instructions see our [DPL Plus Commitment System Guide](#).

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### Income Limits

We're increasing our **Start Up**, **Mortgage Credit Certificate (MCC)**, and **Monthly Payment Loan (MPL)** income limits effective for new loan commitments on or after May 1, 2015:

Income Limits Effective May 1, 2015			
Household Size	11-county metro area	Rochester MSA (Dodge and Olmstead Counties)	Balance of state
1-2 Person	\$86,600	\$81,700	\$77,400
3 Person +	\$99,500	\$93,900	\$89,000

### Updated Subsidy Recapture and Tennessen Warning Forms

All loans committed on or after May 1, 2015 must use the new Subsidy Recapture and Tennessen Warning. Loans committed prior to May 1, 2015 must use the previous version (dated 5.19.2014). You can access both versions of the Subsidy Recapture and Tennessen Warning on our [website](#) and in the online commitment system Forms Generator.

### Resources

- [Start Up Manual](#)
- DPL Plus
  - [FAQs](#)
  - [Eligibility Worksheet](#)
  - [Commitment System Guide](#)
- [Training Web Page](#)

### Questions?

Contact the Minnesota Housing Partner Solutions Team at [mnhousing.solution@state.mn.us](mailto:mnhousing.solution@state.mn.us) or 651.296.8215/ 800.710.8871.