

Minnesota Housing finances and advances affordable housing opportunities for low and moderate income Minnesotans to enhance quality of life and foster strong communities. We offer mortgage programs that provide affordable interest rate loans to eligible first-time homebuyers, including downpayment and closing cost assistance programs.

Why Choose Minnesota Housing?

- Affordable interest rates
- No extra fees or discount points
- Interest-free loans from \$3,000 to \$10,000 to help with downpayment and closing costs for eligible borrowers

To qualify, you must:

- Be a first-time homebuyer (or have not owned a home in the past three years)
- Have acceptable credit
- Meet the program requirements for income and home purchase price limits

2012 Income Limits

To qualify for a Minnesota Housing first-time homebuyer loan, your Eligibility Income must not exceed:

Minnesota Mortgage Program				Community Activity Set-Aside Program			
Household	11-County Metro Area	Rochester MSA	Balance of State	Household	11-County Metro Area	Rochester MSA	Balance of State
1-4 Person	\$83,900	\$81,300	\$73,900	1-4 Person	\$67,100	\$65,050	\$59,100
5 Person	\$90,600	\$87,800	\$79,800	5 Person	\$72,450	\$70,250	\$63,850
6 Person	\$96,485	\$93,495	\$84,985	6 Person	\$77,850	\$75,450	\$68,550

Income limits for larger households, spotlight areas, and downpayment and closing cost assistance programs (HAF & HOME HELP) are available on the Minnesota Housing website under "Homebuyers".

Interest Rates

Minnesota Housing offers below-market interest rates for our loan programs. Current interest rates can be found on our website at www.mnhousing.gov and are subject to change.

Home Cost Limits

The home you purchase must fall within the following limits:

If the property to be mortgaged is located in:	11-County Metro Area	Balance of State
	\$298,125	\$237,031



Minnesota Housing First-time Homebuyer Loan Programs

Minnesota Mortgage Program (MMP)

- Available statewide
- Low, affordable interest rate
- Downpayment and closing cost assistance available for Targeted Borrowers up to \$3,000
- Higher income limits
- Purchase and repair option

Community Activity Set-Aside (CASA)

- Available in participating communities
- Low, affordable interest rate
- Downpayment / closing cost assistance, available for eligible borrowers from \$4,500 up to \$10,000
- Purchase and repair option

Cash To Close -Downpayment and closing cost assistance programs

The **Homeownership Assistance Fund (HAF)** and **HOME Homeowner Entry Loan Program (HOME HELP)** offer interest-free, deferred downpayment and closing cost assistance loans to help low to moderate income first-time homebuyers who qualify for a Minnesota Housing loan. HOME HELP cannot be used with HAF.

HAF

- Deferred payment, interest-free loan up to \$4,500
- Borrower must be eligible for the CASA program OR
- Borrower must be eligible for MMP and meet one of the following criteria:
 - 60% of MMP median income¹, OR
 - Purchasing a home in a MMP Spotlight Area (information located on our website)
- Borrower must have \$1,000 of their own funds in the transaction and have limited assets in order to qualify
- The loan must be fully repaid when the loan matures, the first mortgage is refinanced, or the property is sold or no longer owner-occupied

HOME HELP

- \$10,000 deferred payment, interest-free loan available depending on borrower eligibility
- Borrower must be eligible to receive a CASA 1st mortgage.
- Borrower must have \$1,000 of their own funds in the transaction and have limited assets in order to qualify
- 70% of the loan is forgiven after the sixth year and 30% is repaid when the loan matures, the first mortgage is refinanced, or the property is sold or no longer owner-occupied
- Loan must be fully repaid within the first six years if the borrower sells or vacates the property

¹To view 60% of median income, please check our website at www.mnhousing.gov/resources/resources/limits/MHFA_004718.aspx or contact a Minnesota Housing participating lender

Homebuyer Education

Minnesota Housing requires Qualified Homebuyer Education for some loans prior to closing. Contact a Minnesota Housing participating lender for more information on this requirement. For information on Homebuyer Education, go to the Minnesota Home Ownership Center website at www.hocmn.org.

Find A Participating Lender

Visit our website at www.mnhousing.gov, or call the Help Desk at 651.296.8215 or 800.710.8871. We can help you get the financing you need to buy that first home!