

ADVANCING THE DREAM OF HOMEOWNERSHIP



Garland Housing Finance Corporation is pleased to announce its mortgage credit certificate (MCC) and down payment assistance (DPA) program to be used in conjunction with your mortgage financing.

WHAT IS AN MCC?

The MCC Program is a federal income tax credit program. An MCC entitles you to take a federal income tax credit equal to thirty percent (30%) of the annual interest you pay on your home mortgage, up to a maximum of \$2,000 per year. Because the MCC reduces your federal income taxes and increases your net earnings, it is a great tool to help in qualifying for your first home mortgage. The MCC is registered with the IRS, and each year when you file your taxes, you will have the opportunity to benefit from the tax credit, as long as the property remains your primary residence and have a mortgage payment. In addition, you must have a tax liability to benefit from the annual credit in any given year.

WHAT IS DPA?

The Garland Housing Finance Corporation MCC with Down Payment Assistance Program (“the Program”) provides first-time homebuyers with down payment and closing cost assistance. The assistance is a non-forgivable second lien in the amount of \$5,000 per qualifying household. Repayment is due upon maturity, sale, transfer or refinancing. DPA is optional but only available with the MCC.

HOW TO QUALIFY

- Your loan qualifying income must not exceed the limits shown below.
- You must not have owned a principal residence in the last three years unless you are a Qualified Veteran.
- You must occupy the home as your principal residence.
- You must apply for the MCC, with or without the DPA through a participating Lender.
- You must purchase a home within the Eligible Loan Area.

MCC AND DPA PROGRAM LIMITS

Maximum Income:

Non-Targeted Area	1 or 2 persons:	\$ 83,609
	3 + persons:	\$ 96,151
Targeted Area	1 or 2 persons:	\$ 99,720
	3 + persons:	\$116,340

Maximum Purchase Price:

New & Existing	Non-Targeted Areas	\$356,046
	Targeted Areas	\$435,167



ELIGIBLE LOAN AREA

The geographic boundaries of the City of Garland, Texas

TARGETED CENSUS TRACTS

Targeted area census tracts are defined as areas where 70% of the families earn 80% or less of median income. Applicants who purchase homes in these areas do not have to be a first-time homebuyer. The current targeted area census tracts within the City of Garland are: 0182.04, 0185.06*, 0188.02 and 0190.13.

HOW TO APPLY

- Choose a Lender. Lenders must be approved by Hilltop Securities to participate in the Garland HFC MCC/DPA Program. Interested lenders should contact Hilltop Securities Inc. at 214.953.4176 or htshousing@hilltopsecurities.com.
- Your application for MCC, with or without the DPA must be made before loan closing.
- Read and sign your Program application and affidavit and other documentation that the lender prepares and sends to the program administrator.
- If your Program application is approved, the program administrator will coordinate with Garland HFC to release the funds to title for your closing.
- Sign the MCC Closing Affidavit with the other closing documents at loan closing.

MORTGAGE FINANCING

The Program does not place restrictions on the mortgage financing with regard to type, term or rate, except to require that the mortgage be a primary mortgage and to disallow refinancings unless issued to replace a construction period loan or bridge loan of a temporary nature.

MCC Package Review Fee	\$250
MCC Issuance Fee	\$1,000
No Additional Application Fees for DPA	

Fees are due at closing and may be paid by the seller, borrower or lender.

PROGRAM ADMINISTRATOR

Hilltop Securities Inc. administers the Program for the Garland Housing Finance Corporation and may be contacted at 214.953.4176.

**partially contained in the city limits*

CONTACT INFORMATION

214.953.4000 | 833.4HILLTOP
1201 Elm Street, Suite 3500
Dallas, Texas 75270
HILLTOPSECURITIES.COM