

2019– 2020 Mortgage Tax Credit Basic (MTC)

(Effective January 1, 2019 thru December 31, 2020)

This program term sheet (as referenced in the Mortgage Origination and Sale Agreement, “HFA Guideline’s” as expressed in the Servicer’s Participating Lender Agreement) has been adopted by the Ohio Housing Finance Agency (OHFA) for the program.

Terms	Fixed-Rate Mortgages ONLY (any term is allowed as long as fixed-rated)
Rate	A Current Fixed-Rate Loan Product offered by the participating lender.
Eligible Properties	<ul style="list-style-type: none"> • 1-4 unit single family properties, Condominiums, Planned Unit Developments (PUDs), Manufactured homes. • 2 acres or less – within municipal corporations • 5 acres or less – outside municipal corporations
Purchase Price Limits	Maximum purchase price limits by county are posted online at http://www.ohiohome.org/partners/lenders.aspx .
Transaction Type	Purchase transactions only; refinance transactions are <u>not</u> permitted.
Credit score requirements	None
DTI requirements	None
Program Fees	\$500 per loan paid to OHFA by the lender which may be assessed to the borrower. The participant may charge a potential borrower applying for an MTC only those reasonable fees for processing of the financing as would be charged to a potential borrower applying for financing not provided in connection with an MTC.
Income Limits and Qualifying Income	Income limits are posted online at http://www.ohiohome.org/partners/lenders.aspx . Non-occupant co-borrowers are permitted, however, their income is not included in the maximum income limit. Only the income of those individuals who will both live in the property and will be obligated on the mortgage Note will be used in determining borrower income eligibility. Non-occupant co-borrowers-co-signers do not have to be first time homebuyers.
Annual Credit Rates	<ul style="list-style-type: none"> • 20% for Non-Targeted Areas • 25% for Targeted Areas • 30% for purchase of Real Estate Owned (REO) single family properties from HUD, Fannie Mae, Freddie Mac or a financial institution that acquired the property through foreclosure.
Cancellations/Reinstatements	The Participant should notify OHFA of any cancellations of Commitments by submitting written notification. Should Participant request cancellation of loan, then request for reinstatement, a fee will be incurred.

<p>First Time Homebuyer Requirement</p>	<p>Borrower must meet one of the following three criteria to be considered a first-time homebuyer:</p> <ul style="list-style-type: none"> • An occupant borrower who has not had an ownership interest in a principal residence at any time during the three-year period ending on the date the mortgage loan is executed. • Qualified military veterans who have received an honorable discharge from the U.S. military, even if they have previously owned a home. • Borrowers do not have to qualify as a first-time homebuyer if the home they select for purchase is located in a designated target area census tract. Please refer to http://ohiohome.org/geodata to determine if property qualifies in a target area.
<p>Notes</p>	<p>Recapture Tax Provision applies to all loans</p> <p>MTC available on first-come, first-served basis and is non-transferrable</p>
<p>Who can hold title?</p>	<p>All occupant borrowers and his/her/their non-purchasing spouse only.</p>