

2022-2023 Mortgage Tax Credit (MTC) Basic

(Effective January 1, 2022 thru December 31, 2023)



This program guide sheet (as referenced in the Mortgage Origination and Sale Agreement) has been adopted by the Ohio Housing Finance Agency (OHFA) for the program.

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| 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 | One-to-four unit residential properties, condominiums, planned unit developments (PUDs) and manufactured homes. <ul style="list-style-type: none">• Rehab property loans <u>are not</u> allowed• Limited to two (2) acres or less within municipal corporations• Limited to five (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 . All income of the individuals who will both live in the property and will be obligated on the mortgage note will be used in determining borrower income eligibility. |
| 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 | <ul style="list-style-type: none">• The Participant should notify OHFA of any cancellations of Commitments by submitting written notification and returning the original OHFA Commitment. Should Participant request cancellation of loan, then request for reinstatement, a fee may be incurred. |

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| <p>First Time Homebuyer</p> | <p>This program applies to owner-occupied principal residences only. A borrower is defined as a “first-time homebuyer,” if all occupying borrowers meet one of the following:</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; or • Qualified military veterans who have received an honorable discharge from the U.S. military, even if they have previously owned a home; or • 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>Only occupant borrowers and their spouses may hold title to the property.</p> <p>If the borrower refinances the mortgage, each time it is refinanced, the borrower has 12 months to apply to OHFA to re-issue the certificate. Re-issue requirements can be found on our website https://myohiohome.org/mtc-holders.aspx</p> |