

# HOMEOWNERSHIP



## Give Your Clients More Purchasing Power

The Texas State Affordable Housing Corporation provides two types of assistance that help individuals and families become successful homeowners:

### 1 Low Interest Rate Loans with Down Payment Assistance

- 30-year low fixed interest rate mortgage loan
- Down payment and closing cost assistance of up to 5% of the loan amount
- Down payment is a gift and never needs to be repaid
- Can be used to purchase a home or refinance an existing mortgage

### 2 Mortgage Credit Certificates

- Provides buyer with a dollar for dollar savings of up to \$2,000 every year as a tax credit
- Saves the homebuyer thousands of dollars over the life of the loan
- Exclusively for first-time buyers who have not owned a home in the last 3 years
- Can be used with TSAHC's Down Payment Assistance

To be eligible for these programs, an individual must be one of the following:

- Classroom Teacher
- Teacher Aide
- School Librarian
- School Nurse
- School Counselor
- Nursing and Allied Health Faculty
- Veteran
- Firefighter
- EMS Personnel
- Peace Officer
- Corrections Officer
- County Jailer
- Public Security Officer
- Household at or below 80% Area Median Family Income (AMFI)

Income and credit requirements do apply. Borrowers can take the Eligibility Quiz at [www.tsahc.org](http://www.tsahc.org) to pre-qualify and find a lender in their area.