ihcda

OPPORTUNITIES FOR HOMEOWNERSHIP

The Indiana Housing and Community Development Authority (IHCDA) is proud to make the dream of buying a home a reality for thousands of families across our state. We promote responsible home ownership through programs that assist Hoosiers with closing costs, making down payments and obtaining low interest fixed rate loans. The Homeownership programs listed below apply to single family dwellings, multi-family dwellings (2-4 units), townhouses, condominiums (95% LTV or lower) and modular homes. In every county across Indiana there are lenders on hand to help with these programs.

MORTGAGE CREDIT CERTIFICATE (MCC)

The Mortgage Credit Certificate offers qualified first-time homebuyers* an annual tax credit on their federal tax liability for the duration of their mortgage.**

- Tax credit amount ranges between 20% and 35% of the mortgage interest paid
- Credit can be claimed each year, through life of mortgage
- Maximum credit per year is $2,000
- MCC can be re-issued to a refinanced mortgage, in most cases

NEXT HOME

Next Home offers prospective homeowners down payment assistance (DPA).

- 3.5% DPA on FHA loans (maximum loan-to-value is 96.5%)
- 3% DPA on Conventional loans (maximum loan-to-value is 97%)
- No first-time homebuyer requirement
- No purchase price limits
- DPA is forgiven in 2 years

HELP TO OWN (H2O)

If you are looking for the best rate with the down payment assistance of Next Home, then the Help to Own (H2O) program may be the best option.

- DPA Grant of 3.5%
- Must be first-time homebuyer*
- FHA Financing only
- Cannot be combined with MCC
- Competitive Interest Rate

AFFORDABLE HOME

Affordable Home offers first-time homebuyers* the opportunity to receive an FHA loan at a below market interest rate. A borrower must bring their own down payment or may use an approved FHA source.

- FHA Loans Only^
- Below-Market Interest Rate Only (No DPA)
- Cannot be combined with MCC

MY HOME CONVENTIONAL

My Home Conventional offers qualified homebuyers a low, fixed interest rate on a conventional loan. Lenders can help you determine the best loan.

- Conventional Loans Only^
- Borrower provides 3% Down Payment from a qualified source
- Can be combined with MCC (first time homebuyer requirements apply*)
- No loan level pricing adjustments
- Up to 97% loan-to-value
- 140% of County Average Medium Income (AMI)

IHCDA does not credit underwrite and it will be the determination of the participating lender as to the ability of individuals to afford a home.

Note: *A first-time homebuyer is someone who has not had ownership in their principal residence in the last 3 years.*
**First time homebuyer requirement is waived if the subject property is in a targeted county or target census tract.*
***Not to exceed 30 years.*
^680 Credit Score required for Conventional. 660 Credit Score required for FHA.

NORTHERN ACCOUNT MANAGER

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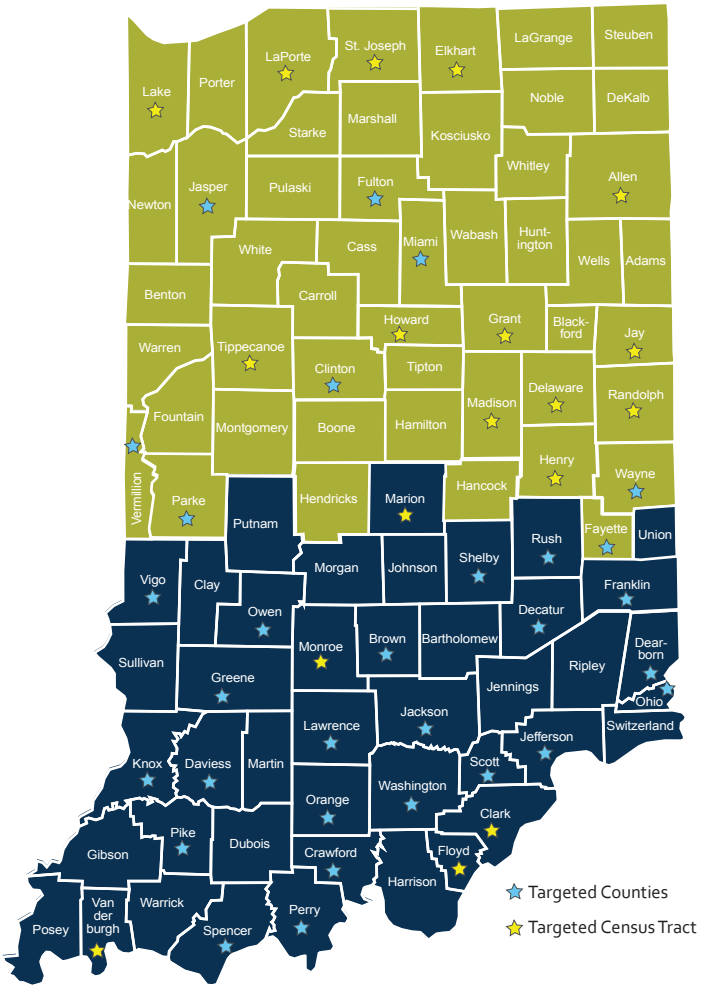

SOUTHERN ACCOUNT MANAGER

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To learn more about Indiana's Homeownership Opportunities, contact your local IHCDA Participating Lender:

or contact an IHCDA Account Manager or visit our website listed below.