



MaineHousing's First Time Home Program Presentation
for Maine Association of Realtors

Today's Goals:

Through this presentation, you will become familiar with MaineHousing's Programs.



**Closed
loan
submitted
to
MaineHousing
for
review**



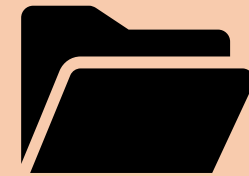
**MaineHousing
reviews
for
compliance
and
sets
conditions**



**Conditions
cleared
for
purchase**



**Loan
committed
for
purchase and
becomes
part of
MaineHousing
portfolio**



Home Purchase Program

MaineHousing's Programs Popular In 2024

In 2024, 925 loans were purchased for \$211,281,930.

Contributing factors:

- Increased Loan amounts due to record home prices
- Demand for lower interest rate loans
- Increased down payment assistance

Goal for 2025:

- 925 loans
- Continue to refine our programs.



Property Type	#	%
Single Family	700	77%
2-4 Family	74	8%
Condo	50	5%
Single Wide	60	6%
Double Wide	36	4%

- Average Loan Amount- \$238,060 *(no mobiles)*
- Average Purchase Price- \$260,514 *(no mobiles)*
- Average Property Age- 95 Years *(no mobiles)*
- First Generation Program-192 (21%)
- Loan Total 925 (\$211,281,930)

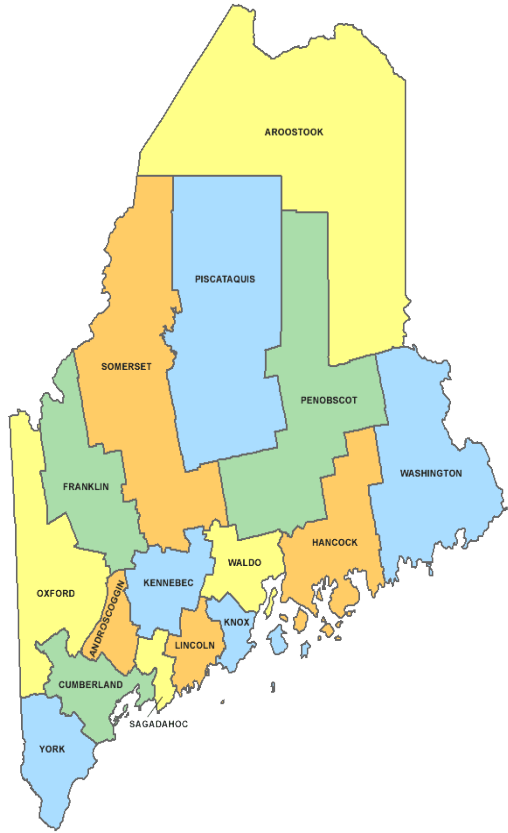


Lender	Loans Purchased	Loan Amount
CMG Financial	201	\$ 52,195,889
Bangor Savings	141	\$ 29,082,905
Fairway Independent Mortgage	108	\$ 23,697,058
Guild Mortgage	101	\$ 24,952,030
Machias Savings Bank	53	\$ 7,764,483
Camden National	42	\$ 9,075,950
CUSO	40	\$ 6,798,749
Total Mortgage	35	\$ 8,681,982
DAS Acquisition/US Mortgaged	34	\$ 8,448,473
Northpoing	28	\$ 7,103,614
MegaStar Financial Corp	16	\$ 3,976,328
NewRez LLC	12	\$ 3,015,771
Bath Savings	11	\$ 2,585,527
Movement Mortgage LLC	11	\$ 2,864,210
Academy Mortgage	10	\$ 2,481,620
First National Bank	9	\$ 1,495,810
Cross County	9	\$ 2,705,606
Embrace Home Loans Inc	8	\$ 1,917,918
HarborOne Mortgage	7	\$ 1,704,068
Skowhegan Savings	6	\$ 1,159,613
LeaderOne Financial Corp	5	\$ 933,167
Groham Savings	4	\$ 1,090,000

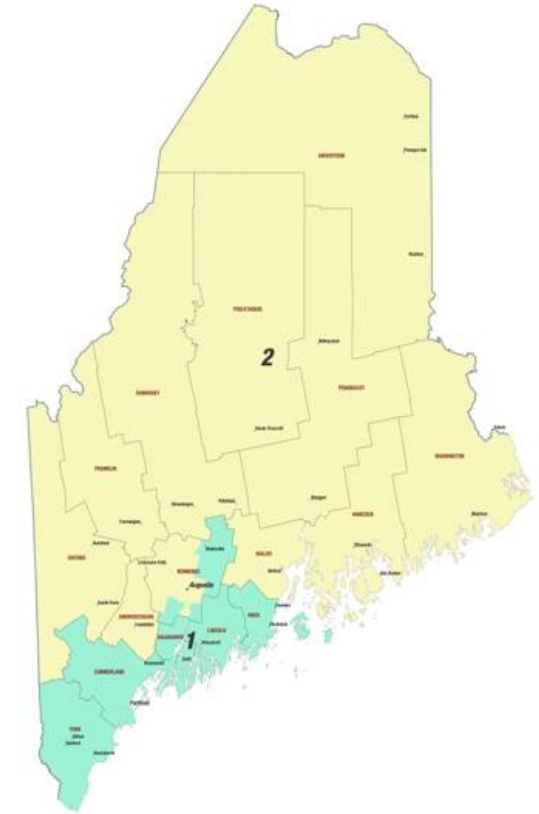
Lender	Loans Purchased	Loan Amount
University Credit Union	4	\$ 627,803
Guaranteed Rate Inc	4	\$ 1,013,550
Radius Mortgage	4	\$ 749,179
T2 Financial LLC DBA Revolution Mortgage	4	\$ 974,521
Androscoggin Savings Bank	3	\$ 869,751
Norcom DBA Norwich Commercial Group Inc	3	\$ 840,051
Maine Community Bank	3	\$ 526,930
Norway Savings Bank	2	\$ 421,600
Guaranteed Rate Affinity	2	\$ 518,150
Bar Harbor Bank and Trust	1	\$ 211,111
Franklin Savings	1	\$ 90,000
Partners Bank of NE	1	\$ 175,000
Caliber Home Loans Inc	1	\$ 295,013
American Neighborhood DBA AnnieMac	1	\$ 238,500
Everett Financial DBA Supreme Lending	0	Closed
Gold Star	0	New
Kennebunk Savings	0	No Loans
KFS Mortgage	0	Closed
Mortgage Network Inc	0	Acquired
Primary Residential	0	Inactive
Rockland Savings	0	No Loans
Town and Country Federal Credit Union	0	New
TOTAL	925	\$ 211,281,930

Lender Production

January 1, 2024 through December 31, 2024



LOANS BY COUNTY	DIST	#	% OF #	\$	% OF \$
Androscoggin	2	135	14.6%	\$ 33,222,538	15.7%
Aroostook	2	54	5.8%	\$ 7,261,073	3.4%
Cumberland	1	119	12.9%	\$ 37,492,359	17.7%
Franklin	2	19	2.1%	\$ 3,786,723	1.8%
Hancock	2	22	2.4%	\$ 4,748,648	2.2%
Kennebec	1 & 2	131	14.2%	\$ 28,491,728	13.5%
Knox	1	18	1.9%	\$ 3,985,988	1.9%
Lincoln	1	12	1.3%	\$ 2,510,074	1.2%
Oxford	2	62	6.7%	\$ 12,872,414	6.1%
Penobscot	2	132	14.3%	\$ 27,055,391	12.8%
Piscataquis	2	15	1.6%	\$ 2,207,513	1.0%
Sagadahoc	1	17	1.8%	\$ 4,178,890	2.0%
Somerset	2	59	6.4%	\$ 10,664,242	5.0%
Waldo	2	33	3.6%	\$ 6,879,311	3.3%
Washington	2	12	1.3%	\$ 1,692,839	0.8%
York	1	85	9.2%	\$ 24,232,199	11.5%
TOTAL		925		\$ 211,281,930	



LOANS BY DISTRICT	#	% OF #	\$	% OF \$
District 1	308	33%	\$ 84,203,159	39.9%
District 2	617	67%	\$ 127,078,771	60.1%
TOTAL	925		\$ 211,281,930	

Purchased by County/District

Benefits of MaineHousing's First Time Homebuyer Program



- ✓ **Low fixed rate with 0 and 2 point options**
- ✓ **Down payment & closing cost assistance**
 - **Advantage**
 - ***Multi-unit Advantage***
 - ***First Generation***

Borrower Eligibility

- ✓ First time homebuyer is not limited to people who have never owned a home.
- ✓ No Asset Test
- ✓ Household (gross) income within MaineHousing Income Limits
- ✓ Purchase Price within MaineHousing Purchase Price Limits
- ✓ MaineHousing does not set the purchase price limits/income limits. (bonds, limited by the IRS) (myth)



Interest Rates Effective May 2025

Interest Rates

First Home, First Generation, Salute ME, and Mobile Home Self-Insured

Interest rates are subject to change.

See mainehousing.org/homeloan for the most current rates.

Points	Rate	APR*	Monthly Payment Factor*
30-Year Fixed Rates			
0 Points with Advantage	5.950%	6.495%	\$5.96
0 Points	5.950%	6.495%	\$5.96
2 Points (No Advantage)	5.450%	6.196%	\$5.65
First Generation			
0 Points	4.950%	5.512%	\$5.34
First Generation MHSI			
0 Points	5.950%	5.950%	\$5.96
Salute ME			
0 Points with Advantage	5.450%	6.003%	\$5.65
0 Points	5.450%	6.003%	\$5.65
Salute ME MHSI			
0 Points with Advantage	6.450%	6.450%	\$6.29
0 Points	6.450%	6.450%	\$6.29
Mobile Home Self-Insured (MHSI) LTV > 80% ≤ 95%			
<i>Single- and double-wides on owned or leased land</i>			
0 Points with Advantage	6.950%	6.950%	\$6.62
0 Points	6.950%	6.950%	\$6.62
2 Points (No Advantage)	6.450%	6.645%	\$6.29

*Assumes a 30-year term

What is meant by a “first-time homebuyer”?

- ✓ No ownership interest in their principal residence in the last three (3) years
- ✓ 2 part test – “owned and occupied”



First Time Homebuyer



Income includes:

Anyone who will be obligated on Note and/Mortgage

Mirror Qualifying Income to the extent possible.

Income Limits effective May 2025

Income & Purchase Price Limits

Area	Income Limits	
	1-2 Person	3 or more
Bangor HMFA Bangor, Brewer, Eddington, Glenburn, Hampden, Hermon, Holden, Kenduskeag, Milford, Old Town, Orono, Orrington, Penobscot Indian Island Reservation, Veasie	\$103,400	\$118,910
Portland and York/Kittery HMFA Cumberland County: Cape Elizabeth, Casco, Chebeague Island, Cumberland, Falmouth, Freeport, Frye Island, Gorham, Gray, Long Island, North Yarmouth, Portland, Raymond, Scarborough, South Portland, Standish, Westbrook, Windham, Yarmouth York County: Buxton, Hollis, Limington, Old Orchard Beach,	\$129,800	\$149,270
York/Kittery HMFA Berwick, Eliot, Kittery, So. Berwick, York	\$128,200	\$147,430
Androscoggin County	\$99,450	\$114,370
Cumberland County (excluding HMFA)	\$111,500	\$128,270
Franklin County	\$99,250	\$114,140
Hancock, Lincoln, & Waldo Counties	\$98,900	\$113,730
Kennebec County	\$99,070	\$113,930
Sagadahoc & York Counties (excluding HMFA)	\$112,060	\$128,870
All Other Counties	\$99,500	\$114,460

Income Eligibility

- ✓ Non-fluctuating Income:
Project 52 weeks >
- ✓ Fluctuating Income:
Review 52 week history <



See Section 2.5 of the Procedural Guide for details on calculating various types of income.

Purchase Price Limits

- ✓ Price limits vary by county or HMFA
- ✓ Mobile Home Self-Insured Option (only): \$200,000 on leased land and \$250,000 on own land statewide
- ✓ Purchase Price: total cost of home, including down payment, land and/or rehab, must be within MaineHousing's limits
- ✓ Effective May 2025

Area	Purchase Price Limits*			
	1-Unit	2-Unit	3-Unit	4-Unit
Bangor HMFA Bangor, Brewer, Eddington, Glenburn, Hampden, Hermon, Holden, Kenduskeag, Milford, Old Town, Orono, Orrington, Penobscot Indian Island Reservation, Veasie	\$525,000	\$575,000	\$625,000	\$675,000
Portland and York/Kittery HMFA Cumberland County: Cape Elizabeth, Casco, Chebeague Island, Cumberland, Falmouth, Freeport, Frye Island, Gorham, Gray, Long Island, North Yarmouth, Portland, Raymond, Scarborough, South Portland, Standish, Westbrook, Windham, Yarmouth York County: Buxton, Hollis, Limington, Old Orchard Beach,	\$565,000	\$625,000	\$675,000	\$775,000
York/Kittery HMFA Berwick, Eliot, Kittery, So. Berwick, York	\$565,000	\$625,000	\$675,000	\$775,000
Androscoggin County	\$525,000	\$575,000	\$625,000	\$675,000
Cumberland County (excluding HMFA)	\$565,000	\$625,000	\$675,000	\$775,000
Franklin County	\$525,000	\$575,000	\$625,000	\$675,000
Hancock, Lincoln, & Waldo Counties	\$525,000	\$575,000	\$625,000	\$675,000
Kennebec County	\$525,000	\$575,000	\$625,000	\$675,000
Sagadahoc & York Counties (excluding HMFA)	\$565,000	\$625,000	\$675,000	\$775,000
All Other Counties	\$525,000	\$575,000	\$625,000	\$675,000

Program Options

- ✓ Advantage
- ✓ Multi-unit Advantage
- ✓ First Generation
- ✓ Salute ME
- ✓ Salute ME Again
- ✓ Purchase Plus Improvement
- ✓ Uninsured
- ✓ Private Mortgage Insurance
- ✓ Mobile Home Self Insured

Advantage- Down Payment and Closing Cost Assistance Option

This program provides a credit of \$5,000 at closing to assist with the down payment, closing costs, and prepaid expenses allowed.

HoMEworks Homebuyer Education class required.



Advantage- Down Payment and Closing Cost Assistance Option

*Applicants must make a cash contribution of 1% of the final loan amount in the transaction.

~Items such as earnest money deposits, prepaid items like homeowners insurance, application fees, etc. are counted.



Multi-unit Advantage Program

\$3,000 additional per unit, one unit must be owner occupied
Both Homebuyer Ed and Landlord class required

**Down Payment and
Closing Cost Assistance**

UP TO \$14,000

TAKE ADVANTAGE OF MAINEHOUSING'S MULTI-UNIT PROGRAM!

With as little as 1%* down, you can take advantage of Maine State Housing's multi-unit** down payment and closing cost assistance program. A great way to step into home ownership!

**TWO-UNIT
PROPERTY**

\$8,000

In Down Payment Assistance

**THREE-UNIT
PROPERTY**

\$11,000

In Down Payment Assistance



**FOUR-UNIT
PROPERTY**

\$14,000

In Down Payment Assistance

**1 unit of the multi-unit property must be owner occupied

Multi-Unit Advantage

MULTI-UNIT ADVANTAGE - SUMMARY
 Down Payment & Closing Cost Assistance for Two to Four Unit Properties


No interest rate add on
 No additional documentation required
 No increase in loan amount
 No second mortgage required

Eligible Borrowers	<ul style="list-style-type: none"> • Borrowers using a MaineHousing First Home or Salute ME Loan
Eligible Uses as allowed by mortgage insurer or program	<ul style="list-style-type: none"> • Down Payment & Closing Costs • Prepaid escrow expenses
Assistance Amount	<ul style="list-style-type: none"> • Two-unit property \$ 8,000 • Three-unit property \$ 11,000 • Four-unit property \$ 14,000
Income / Purchase Price Limits	• Same as First Home Loan
Asset Limit	• No liquid asset test
Insurance/Guaranty	<ul style="list-style-type: none"> • FHA and VA • MaineHousing-approved Private Mortgage Insurance (Arch Pilot) • Uninsured • (Multi-units ineligible for Rural Development)
Program Options	<ul style="list-style-type: none"> • First Home Loan • Uninsured • Purchase Plus Improvement • Salute ME • Arch Pilot (Private Mortgage Insurance)
Required Borrower Contribution	• Minimum Borrower Cash Contribution of 1% of the Loan amount is required and may be a gift
Restrictions	<ul style="list-style-type: none"> • No cash back allowed at closing; excess assistance must be applied towards the loan amount • Any principal reduction must be less than \$500
Homebuyer Education	• Applicants must complete a hoMEworks approved homebuyer education course prior to closing; AND an approved landlord education course

MaineHousing does not discriminate on the basis of race, color, religion, sex, sexual orientation, gender identity or expression, national origin, ancestry, physical or mental disability, age, familial status or receipt of public assistance in the admission or access to or treatment in its programs and activities. In employment, MaineHousing does not discriminate on the basis of race, color, religion, sex, sexual orientation, gender identity or expression, national origin, ancestry, age, physical or mental disability or genetic information. MaineHousing will provide appropriate communication auxiliary aids and services upon sufficient notice. MaineHousing will also provide this document in alternative formats upon sufficient notice.

MaineHousing has designated the following person responsible for ensuring compliance with applicable federal and state nondiscrimination requirements and addressing grievances: Loretta Patenaude, Maine State Housing Authority, 28 Edison Drive, Augusta, Maine 04330-6046, Telephone Number 1-800-452-4668 (toll free in state only), (207) 626-4600 (local) or Maine Relay 711.

28 Edison Drive | Augusta, Maine 04330-6046 | 207-626-4600 | 800-452-4668 | Maine Relay 711 | Fax 207-626-4678 | mainehousing.org



041122

Summary Sheet

First Generation Program Benefits:

- 1% Lower Interest Rate
- \$10,000 Grant
- Must take two classes for grant
 - ✓ Financial Literacy
 - ✓ Homebuyer Education

Eligibility for First Gen:

- Borrower never lived in a home owned by their biological parents or legal guardians during the borrower's lifetime
- At least one Borrower was in foster care at some point during their childhood





FIRST GENERATION PROGRAM

Your First
Home is Key

Are you interested in **\$10,000** in down payment assistance and a low interest rate?
The First Generation Program may be able to help.

First Generation Program

First Generation Pilot Program





First Generation Pilot Program

Program description: MaineHousing's First Generation pilot program provides the opportunity for affordable homeownership to those whose families have historically not had the benefit of owning their own home. The program offers a below market fixed interest rate mortgage combined with a \$10,000 grant for down payment and closing cost assistance to help overcome one of the largest barriers to homeownership. An education component incorporated into the program provides valuable information about the entire home buying process, from house hunting through loan closing and further provides the first generation homebuyer with an introduction to the basic skills needed to become a successful long term home owner, such as creating a household budget, establishing an emergency reserve fund and understanding and planning home maintenance.

Interest Rate	Interest rate is reduced by 1% of MaineHousing's regular First Home Loan base rate.				
First Time Homebuyer Requirement	All borrowers must be true First-time homebuyers having had NO previous ownership interest in a principal residence in any location at any time.				
Eligible Applicants	In addition to the First-Time Homebuyer requirement, at least one borrower must meet A or B below A. Borrower has never lived in a home owned by their biological parents or legal guardians during the borrower's lifetime. B. At least one Borrower is an individual who was in foster care at some point during their childhood.				
Advantage	First Generation Borrowers will be eligible for a total of a \$10,000 grant credited at closing subject to completing a MaineHousing approved Financial Literacy class and a hoMEworks or MaineHousing approved homebuyer education (HBE) class. NOTE: Borrowers are required to take the Financial Literacy class before taking the hoMEworks approved HBE class.				
Income/Price Limits	Same as First Home Loan program				
Insurance/Guaranty	FHA, VA & RD Mobile Home Self-Insured (MHSI) Uninsured MaineHousing approved (Arch) Private Mortgage Insurance				
Required Borrower Contribution	Minimum Borrower Cash Contribution of 1% of the Loan amount is required.				
Education Requirements	Financial Literacy class approved by MaineHousing \$ 5,000 grant funds Homebuyer Education class approved by MaineHousing \$ 5,000 Advantage grant funds Total Grant funds: \$10,000 Total				
Mobile Home Self-Insured	First Generation borrowers will be eligible for the Mobile Home Self-Insured option at the current First Gen interest rate plus 1% add-on. <table border="1" style="width: 100%; margin-top: 5px;"> <thead> <tr> <th>Program Option</th> <th>Rate Add-on</th> </tr> </thead> <tbody> <tr> <td>Mobile Home Self Insured</td> <td>1.00%</td> </tr> </tbody> </table>	Program Option	Rate Add-on	Mobile Home Self Insured	1.00%
Program Option	Rate Add-on				
Mobile Home Self Insured	1.00%				
Salute ME, MHRI, 2-Point	The Salute ME, Mobile Home Replacement Initiative (MHRI) and 2-point program options cannot be combined with the First Gen program.				

Maine State Housing Authority ("MaineHousing") does not discriminate on the basis of race, color, religion, sex, sexual orientation, gender identity or expression, national origin, ancestry, physical or mental disability, age, familial status or receipt of public assistance in the admission or access to or treatment in its programs and activities. In employment, MaineHousing does not discriminate on the basis of race, color, religion, sex, sexual orientation, gender identity or expression, national origin, ancestry, age, physical or mental disability or genetic information. MaineHousing will provide appropriate communication auxiliary aids and services upon sufficient notice. MaineHousing will also provide this document in alternative formats upon sufficient notice. MaineHousing has designated the following person responsible for coordinating compliance with applicable federal and state nondiscrimination requirements and addressing grievances: Lauren Barwood, Maine State Housing Authority, 26 Edison Drive, Augusta, Maine 04330, Telephone Number 1-800-452-4668 (toll free in state only), (207) 626-4600 (voice) or Maine Relay 711.



08/29/23

26 Edison Drive | Augusta, Maine 04330-6046 | 207-626-4600 | 801-452-4668 | Maine Relay 711 | Fax 207-626-4678 | mainehousing.org

- ✓ Same income/purchase price limits
- ✓ Must be a true first-time homebuyers having had no previous ownership interest in a principal residence in any location at any time.
- ✓ Borrowers will attest to their eligibility by signing the required MaineHousing Applicant Certification and Closing Affidavit forms.

Summary Sheet

“It has allowed me to have stability for the first time in my life. My mom and I moved so much that each year we were living in a new town, or area. I did not want to move again. I wanted something that was 100% mine and I did not have to relocate because a landowner wanted more money. The security of owning has made me feel safe and able to sleep better. I am a single woman who did all of this on my own.”

“Without the First Gen Program, I would not have been able to afford the down payment and closing costs. Living alone and having to pay for all of the bills on one income made it hard to save money. Two years ago, my rent was \$900 a month and then in July 2023 my rent doubled to \$1,800. The First Generation Program really made buying a home a reality.”



Salute ME

MaineHousing offers a reduced interest rate to qualified active duty, veterans and retired military personnel as indicated on the current Rate Sheet as Salute ME.

A VA Certificate of Eligibility is all that is needed to confirm the Applicant's qualification for the lower rate.

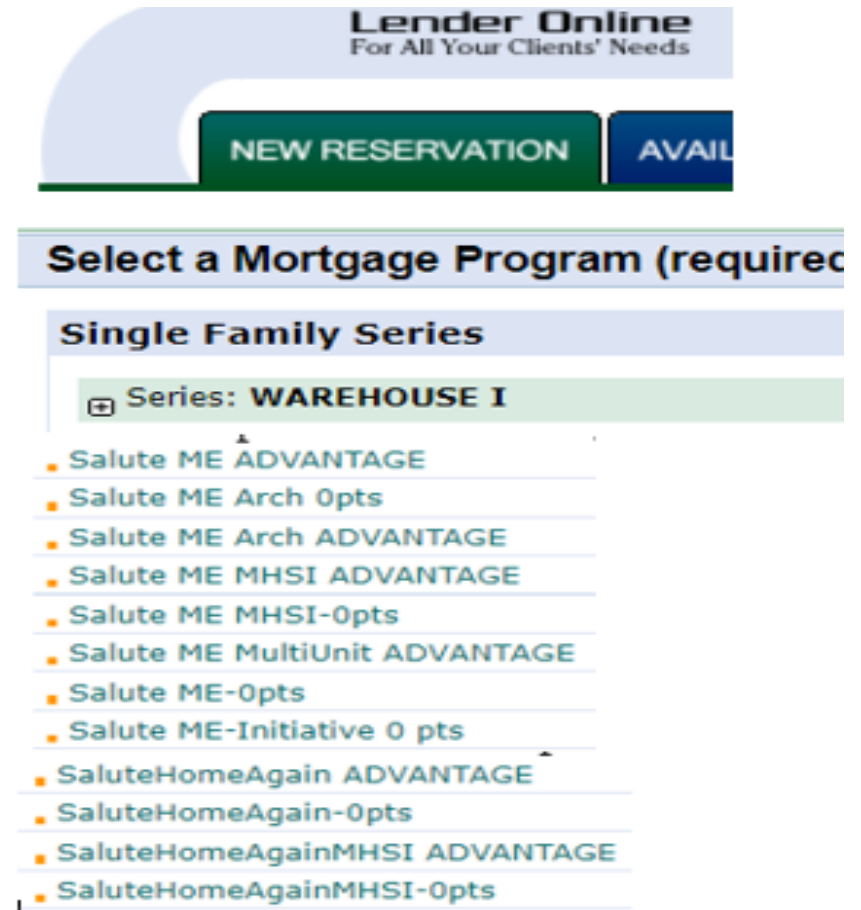
Eligible Applicants are not required to combine their loan with VA.





Salute Home Again

Applicants eligible for the lower Salute ME rate are also not required to be first time homebuyers.

Eligible Applicants may have had an ownership interest in their principal residence within the last 3 years, but have closed or will close on the sale of the prior home before closing on their Salute Home Again MaineHousing loan.



Salute ME (Home Again)





Salute ME Program- SUMMARY
A Salute to Maine's Veterans

To show appreciation for the commitment and sacrifices made by Maine's veterans, MaineHousing is proud to offer the Salute ME Program. Qualified active duty, veterans and retired military personnel will receive a 0.50% discount to the already low First Home Loan 30-year fixed interest rate. MaineHousing primarily offers mortgages to first-time home buyers; however, we are able to waive the first-time home buyer requirement for qualified active duty, veterans and retired military. (The Salute Home Again option.)

Eligible Borrowers	<p>First-time homebuyers - those who have not owned their own homes in the past 3 years who are:</p> <ul style="list-style-type: none"> • Active duty or have been honorably discharged • Served active duty for 180 days or within a war zone (same criteria includes National Guard) <p style="text-align: center;"><i>Salute ME option!</i></p> <p>Non First-time homebuyers - those who have owned a home within the past three years but have sold it prior to the MaineHousing closing who are:</p> <ul style="list-style-type: none"> • Active duty or have been honorably discharged • Served active duty for 180 days or within a war zone (same criteria includes National Guard) <p style="text-align: center;"><i>Salute Home Again option!</i></p>
Eligible Properties	<ul style="list-style-type: none"> • Follow the property eligibility guidelines of the guarantor/insurer • Lot size limits - 3 acres for existing homes; 1 acre for new homes
Income / Purchase Price Limits	<ul style="list-style-type: none"> • Same as First Home program limits or MHSI limits as applicable, for details go to: www.mainehousing.org/firsthomelimits
Advantage	<ul style="list-style-type: none"> • Down payment and closing cost assistance- provides \$5,000 toward the cash required to close • Minimum Borrower Contribution of 1% of the loan amount is required and may be a gift • Applicants must complete a hoMEworks-approved homebuyer education course prior to closing • No second mortgage - No repayment requirement
Mortgage Insurer	<p>Salute ME can be combined with all MaineHousing insurers</p> <ul style="list-style-type: none"> • Federal Housing Authority (FHA) • Rural Development (RD) • Veteran's Administration (VA) • Mobile Home Self-Insured (MHSI) • Uninsured (20% down payment) • MaineHousing approved Private Mortgage Insurance (Arch Pilot) <p>Note: Arch Pilot limited to First-time homebuyers only - not available for Salute Home Again</p>
Documentation Required	<ul style="list-style-type: none"> • DD214 reflecting Honorable Discharge • Current Leave and Earnings Statement (LES) • If waiving First-Time Homebuyer Requirement - copy of Closing Disclosure for the sale of currently owned home for Salute Home Again
How to Apply	<ul style="list-style-type: none"> • Apply for a MaineHousing loan via our statewide network of First Home Lenders listed on: http://www.mainehousing.org/programs-services/homebuyer/FirstHomeLenders

Maine State Housing Authority ("MaineHousing") does not discriminate on the basis of race, color, religion, sex, sexual orientation, gender identity or expression, national origin, ancestry, physical or mental disability, age, familial status or receipt of public assistance in the admission or access to or treatment in its programs and activities. In employment, MaineHousing does not discriminate on the basis of race, color, religion, sex, sexual orientation, gender identity or expression, national origin, ancestry, age, physical or mental disability or genetic information. MaineHousing will provide appropriate communication auxiliary aids and services upon request without charge. MaineHousing will also provide this document in alternative formats upon request. MaineHousing has designated the following person responsible for coordinating compliance with applicable federal and state nondiscrimination requirements and addressing grievances: Lauren Boudard, Maine State Housing Authority, 26 Edison Drive, Augusta, Maine 04430, Telephone Number 1-800-632-4668 (toll free in state only) / (207) 626-4600 (toll) or Maine Relay 711.



063023

26 Edison Drive | Augusta, Maine 04330-6046 | 207-626-4600 | 800-632-4668 | Maine Relay 711 | Fax 207-626-4678 | mainehousing.org

Summary Sheet




Purchase Plus Improvement

Allows for repairs to be financed in one MaineHousing loan, as permitted by the applicable program and/or mortgage insurer.

Minimum \$500, maximum of \$35,000 for contractual work, and \$1,000 for materials only if borrower will perform repair(s).



Purchase Plus Improvement

 							
Purchase Plus Improvement Program (PPI) – SUMMARY							
<p>MaineHousing's PPI Option allows financing of the purchase and repair of a home with one loan. When combining with a mortgage insurer, always adhere to the more restrictive guidelines to ensure eligibility.</p>							
Income /Purchase Price Limits	MaineHousing First Home Program. The cost to purchase and the cost of improvements and contingencies cannot exceed First Home purchase price limits.						
Loan/Value (LTV)	Value based on purchase price plus improvements or 100% after rehab value, whichever is less.						
Interest Rate	First Home Rate; Add 100 basis points for Mobile Home Self-Insured						
Additional Fees	6% of PPI portion of loan up to \$ 375 for admin. fee as allowed by the mortgage insurer						
Mortgage Insurer Programs	<ul style="list-style-type: none"> • Rural Development • FHA Streamline 203 (k) • Mobile Home Self-Insured • Uninsured 						
Rehab Amounts	<table border="0"> <tr> <td>Minimum: \$500</td> <td>Maximums:</td> <td>\$1,000 for materials if the borrower completes the work</td> </tr> <tr> <td></td> <td></td> <td>\$35,000 if a contractor completes the work</td> </tr> </table>	Minimum: \$500	Maximums:	\$1,000 for materials if the borrower completes the work			\$35,000 if a contractor completes the work
Minimum: \$500	Maximums:	\$1,000 for materials if the borrower completes the work					
		\$35,000 if a contractor completes the work					
Contingency	May be required. Any contingency plus repair cost cannot exceed \$35,000						
Completion of Work by Borrower or Family	Lenders option. No compensation to borrower for labor. Relatives can be compensated for labor if their primary business. If a relative provides labor, cost is market based and must be borrowed and escrowed. If the relative does not complete the work, funds must be available to hire another contractor.						
Amount Given at Closing	<ul style="list-style-type: none"> • \$0 if borrower will complete the work. A borrower completing the work will be reimbursed for materials only, up to \$1,000, after final inspection confirms work is 100% complete. • Up to 1/3 of contract price if a contractor completes the work. Requires a 2-party check payable to borrower and contractor. • No more than allowed by mortgage insurer. 						
Escrow Disbursements	<ul style="list-style-type: none"> • Will be limited to mortgage insurer guidelines. • 2-Party Checks required payable to contractor and borrower. 						
Performance Timeline	Rehab must begin within 30 days of closing; borrower must occupy home within 60 days of closing; rehab must be completed within 180 days of closing.						
At Completion	Re-inspection by appraiser or lender						
Documentation Required	<ul style="list-style-type: none"> • PPI Borrower Information; Certification and Escrow Agreement, HMP-19 • PPI Borrower Completion Affidavit, HMP-20 • Estimates; including verification of Energy Star Rating for appliances • Lien Waivers • Mortgage insurer documents • Copies of 2 party checks • Final Inspection 						
Eligible Improvements	<ul style="list-style-type: none"> • Additions, repairs to improve the livability or safety as allowed by mortgage insurer including, but not limited to: • Accessibility improvements • Creating or improving a garage • Bringing an individual sewer disposal system up to code • Energy improvements (e.g. replacing heating systems) • Energy Star rated refrigerators, washers, dishwashers, etc 						
Ineligible Improvements	<ul style="list-style-type: none"> • Decks, swimming pools and tennis courts • Public improvements or home completion • Improvements prohibited by MI insurer / guarantor • Appliances not specifically listed as eligible • Major rehabilitation and remodeling • Other items that do not improve basic livability or energy efficiency 						
<small>MaineHousing does not discriminate on the basis of race, color, religion, sex, sexual orientation, gender identity or expression, national origin, ancestry, physical or mental disability, age, familial status or range of public assistance in the admission or access to or treatment in its programs and activities. In employment, MaineHousing does not discriminate on the basis of race, color, religion, sex, sexual orientation, gender identity or expression, national origin, ancestry, age, physical or mental disability or genetic information. MaineHousing will provide appropriate accommodations and will ensure equal employment status. MaineHousing will also provide this document in alternative formats upon request. MaineHousing has designated the following person responsible for coordinating compliance with applicable federal and state nondiscrimination requirements and addressing grievances: Louise Patenaude, Maine State Housing Authority, 25 Edison Drive, Augusta, Maine 04320-6046, Telephone Number 1-800-452-4668 (toll free in state only), (207) 626-4600 (voice) or Maine Relay 711.</small>							
							
060820							
<small>25 Edison Drive Augusta, Maine 04330-6046 207-626-4600 800-452-4668 Maine Relay 711 Fax 207-626-4678 mainehousing.org</small>							

Summary Sheet

Mortgage Insurance

Financial Guarantor-

Protects lender in the event of default

*Required when a borrower has less than a 20% down payment.

MaineHousing can be combined with:

- ✓ Rural Development (RD)
- ✓ Department of Veterans Affairs (VA)
- ✓ Federal Housing Administration (FHA)
- ✓ PMI- in 6 specific areas only



Private Mortgage Insurance Added in 2024/2025

In eligible areas:

- ✓ Bangor
- ✓ Lewiston
- ✓ Auburn
- ✓ Portland
- ✓ So. Portland
- ✓ Westbrook

Companies:

- ✓ Arch
- ✓ Essent
- ✓ MGIC
- ✓ National MI
- ✓ Radian




Private Mortgage Insurance

- LTV at 97%
- Maximum loan to value is 97% based on the lower of the sales price or appraised value. Full file underwrite by PMI company is required, so delegated underwriting is not permitted.
- Maximum debt to income ratio is 45%, and minimum credit score is 640.
- Condo ineligible for government insurance can use PMI statewide.



Mobile Home Self-Insured

MaineHousing MAINE STATE HOUSING AUTHORITY		FIRST HOME LOAN MaineHousing
MOBILE HOME SELF-INSURED OPTION (MHSI) – SUMMARY		
MaineHousing self-insures eligible mobile home loans having a loan-to-value greater than 80% and less than or equal to 95%. Borrowers are required to pay a higher interest rate in lieu of paying mortgage insurance. Eligible property types include single-wide and double-wide mobile homes located on owned land, approved parks or privately leased lots.		
Eligible Applicants	First-time homebuyers and those who have not owned their own homes in the past 3 years. Exceptions: <ul style="list-style-type: none"> Persons who have owned unattached mobile home on leased land Honorably discharged veterans, retired military & active duty military who have owned a home within the past 3 years but have sold it prior to the MaineHousing closing 	
Underwriting	<ul style="list-style-type: none"> Maximum debt ratios: 33% for housing (PITI)/43% for total debt to income Minimum credit score of 640 Presented with strong compensating factors, MaineHousing will consider exceptions on a case-by-case basis. Underwriters must submit Underwriting Risk Assessment form HMP-54 and obtain MaineHousing's (written) approval three days prior to closing. 	
Income Limits	Household income limits apply, and vary by location and household size	
Purchase Price Limits	\$200,000 for leased land, \$250,000 for owned land, statewide	
Seller Contributions	Up to 3% of the Purchase Price may be used toward closing costs and prepaid expenses. Seller may not contribute to the down payment.	
Property Requirements	<ul style="list-style-type: none"> Single-wide and double-wide mobile homes: < 20 years of age, must be permanently attached per code at the time of closing Must be owner occupied within 60 days of closing Units located in an approved park require a written lease with the same terms as the mortgage Commercial use limit. Must not use more than 15% of the residence for trade or business. Includes total square footage of all buildings. 	
Terms	Mobile Home Age	Loan term must equal:
	0-10 years	30 years
	11-15 years	25 years
	16-20 years	20 years
Down Payment	3% down payment required; 3% must be from borrowers' own funds (even if combined with Advantage)	
Advantage	MaineHousing's down payment and closing cost assistance can provide \$5,000 toward the cash needed for closing. Applicants choosing Advantage must take a hoMEworks approved homebuyer education class prior to closing and must make a minimum borrower contribution of 1% of the loan amount. The 1% requirement can be met within the 3% "own funds" down payment requirement, and not in addition to it. The cost of the homebuyer education class counts towards the 1%.	
Purchase Plus Improvement	Allows borrowers to add up to \$35,000 to the loan amount for repairs. Note: The total of home purchase price and repairs must not exceed \$250,000.	
Interest Rate	Current First Home rate except for Mobile Home Self Insured loans.	
	Program Option	Rate Add-on
	Mobile Home Self Insured	1.00%
<small>Maine State Housing Authority ("MaineHousing") does not discriminate on the basis of race, color, religion, sex, sexual orientation, gender identity or expression, national origin, ancestry, physical or mental disability, age, familial status or receipt of public assistance in the admission or access to or treatment in its programs and activities. In employment, MaineHousing does not discriminate on the basis of race, color, religion, sex, sexual orientation, gender identity or expression, national origin, ancestry, age, physical or mental disability or genetic information. MaineHousing will provide appropriate accommodations auxiliary aids and services upon sufficient notice. MaineHousing will also provide this document in alternative formats upon sufficient notice. MaineHousing has designated the following person responsible for coordinating compliance with applicable federal and state nondiscrimination requirements and addressing grievances: Laurel Bunker, Maine State Housing Authority, 26 Edison Drive, Augusta, Maine 04330, Telephone 207-626-4658 (452-4658 (toll free in state only), 207) 626-4600 (toll) or Maine Relay 711.</small>		
 042023		
<small>26 Edison Drive Augusta, Maine 04330-6046 207-626-4600 800-452-4668 Maine Relay 711 Fax 207-626-4678 mainehousing.org</small>		

- ✓ For single-wide and double-wide mobile homes on own land or in a park/leased land that don't qualify for mortgage insurance.
- ✓ Purchase Price Limit is \$250,000 for mobile homes on their own land and \$200,000 if located on leased land.
- ✓ Rate is 1% higher than First Home
- ✓ Loan-to-value must be > 80% but no higher than 95%.

PROGRAM OPTIONS

A Quick Guide to MaineHousing Mortgages

Who is eligible

- ❑ First-time homebuyers (people who have not had an ownership interest in their home during the last three years).
- ❑ Qualified active duty, veterans, and retired military. (Exempt from three year ownership interest requirement. Call for details.)
- ❑ Current or former owners of unattached mobile homes on leased land.
- ❑ People who qualify based on credit score and lender criteria.

While income limits and purchase price limits apply, **most Maine homebuyers are income eligible and most Maine homes are price eligible.** To check income and purchase price limits, see mainehousing.org/firsthomelimits.

How to apply

All MaineHousing-approved lenders are designated as **First Home Lenders**.

- ❑ Contact a participating First Home Lender to see if you qualify.
- ❑ For a list of participating lenders, see mainehousing.org/mainehousinglenders.

Homebuyer Education

- ❑ A hoMEworks-approved homebuyer education class is a great way to learn about all aspects of financing and buying a new home, and is required if you use the Advantage down payment and closing cost assistance.

News regarding recapture

Recapture is a federal tax assessed by the U.S. Internal Revenue Service at tax time *only* if the homebuyer (1) sells within nine years of purchase, *and* (2) makes a profit, *and* (3) has experienced a substantial increase in income. Upon the sale of their homes, the vast majority of MaineHousing borrowers are not subject to recapture tax at all.

Important note about recapture tax reimbursement: MaineHousing will reimburse borrowers for any tax paid to the IRS for loans closed on or after **January 1, 2013**. This eases most concerns homebuyers may have about the possible cost of recapture tax. For more details, see mainehousing.org/recapture.

Did you know that MaineHousing has

- ❑ No asset limits?
- ❑ No required seller points?
- ❑ Low 30-year fixed interest rates?
- ❑ Financing for manufactured homes?

Maine State Housing Authority ("MaineHousing") does not discriminate on the basis of race, color, religion, sex, sexual orientation, gender identity or expression, national origin, ancestry, physical or mental disability, age, familial status or receipt of public assistance in the admission or access to or treatment in its programs and activities. In employment, MaineHousing does not discriminate on the basis of race, color, religion, sex, sexual orientation, gender identity or expression, national origin, ancestry, age, physical or mental disability or genetic information. MaineHousing will provide appropriate communication auxiliary aids and services upon sufficient notice. MaineHousing will also provide this document in alternative formats upon sufficient notice. MaineHousing has designated the following person responsible for coordinating compliance with applicable federal and state nondiscrimination requirements and addressing grievances: Lauren Bustard, Maine State Housing Authority, 26 Edison Drive, Augusta, Maine 04330, Telephone Number 1-800-452-4668 (voice in state only), (207) 626-4600 (voice) or Maine Relay 711.

© 2010 MaineHousing



mainehousing.org

mainehousing.org

207-626-4600 | 1-800-452-4668
Fax 207-626-4652 | Maine Relay 711



Quick Guide to Maine Housing Mortgages

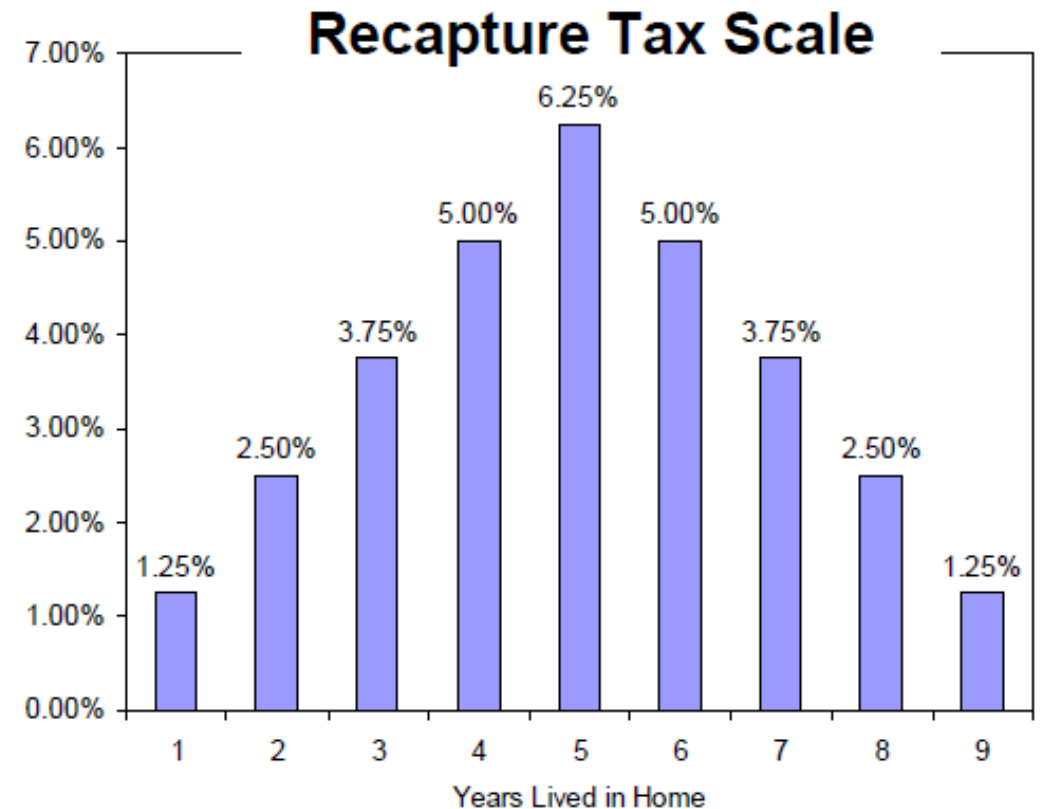
Mortgage Insurance Options (MI)	FHA Federal Housing Administration	RD Rural Development	VA Veterans Administration	MaineHousing Conventional No MI	MaineHousing Self-Insurance for Mobile Homes	Private Mortgage Insurance PMI
Down Payment	3.5%	0%	0%	20%	5%	3%
	Definition of loan-to-value is 100% of the lower of the sales price or appraised value. Financing of the UFMIP (up front mortgage insurance premium) is also allowed. Note: MaineHousing does not allow financing based on the appraised value as is currently allowed in the Rural Development program.					
	UFMIP 1.75% Annual .55%	UFMIP 1.00% Annual .35%	UFMIP 2.15% or 2.40% Reservist Annual 0%	None	Add 1% to base rate	Borrower monthly, single premiums and split premiums
Property Types	Existing 1-4 units, new 1-units, condos, mobile homes ≤ 20 years old on owned land	Existing & new 1-units, condos, new mobile homes on owned land	Existing 1-4 units, new 1-units, condos, mobile homes ≤ 20 years old on owned land	Existing 1-4 units, new 1-units, condos, mobile homes ≤ 20 years on owned or leased land	Mobile homes ≤ 20 years old on owned or leased land. Units located in mobile home parks require a recorded lease with the same term as the mortgage loan.	Existing 1-4 unit, condos, manufactured homes. For properties located only in Auburn, Bangor, Lewiston, Portland, So Portland and Westbrook
	Lot size limits - 3 acres for existing homes or 1 acre for new homes; more acreage allowed when local zoning requires a larger minimum lot size or land value is 30% or less of total appraised value.					
Advantage	May be applied towards 3.5% Down Payment				May count up to 2% of the 5% Down Payment	Follow mortgage insurer guidelines
	Can provide \$5,000 toward down payment or closing cost assistance. Borrowers must make a minimum borrower contribution of 1% of the loan amount into the transaction and complete a Homebuyer Education class from a hoMEworks-approved provider.					
Purchase Price & Loan Limits	Most Maine homes fall within MaineHousing's purchase price limits. When FHA or VA loan guarantees are used, additional loan limits may apply. See mainehousing.org/firsthomelimits .				\$200,000 on leased land \$250,000 on owned land	Same as First Home program limits
Underwriting	Maximum Ratios – Housing Ratios 33% PITI or per Automated Underwriting System Approve/Eligible. Total Debt Ratio 45% maximum. Minimum Credit Score of 640. Mortgage loans must be underwritten to guarantor's underwriting guidelines. Underwriters may consider Total Debt Ratios above 45% and credit scores below 640 if the loan has supporting compensating factors. The underwriter must submit an Underwriting Risk Assessment form HMP-54 outlining the compensating factors to MaineHousing at least 3 business days prior to closing for MaineHousing's acceptance of the documentation.					Maximum debt to income ratio - 45% Minimum credit score 640 Full-File underwrite
Income Limits	Most Maine homebuyers are income eligible for a MaineHousing mortgage. When an RD loan guarantee is used, additional limits may apply. See mainehousing.org/firsthomelimits .					
Loan Terms	30-year fixed rate on all property types, except mobile homes Mobile home financing term depends on age: Age 0-10 = 30 Yrs Age 11-15 = 25 Yrs Age 16-20 = 20 Yrs					
Salute ME	Qualified active duty, veterans, and retired military will receive a .50% discount to our already low fixed rate. The program also waives the first-time homebuyer requirement for veterans who may have previously owned a home.					
Purchase Plus Improvements	Up to \$35,000 in home improvements, including ENERGY STAR® appliances, may be financed with the home purchase in the same fixed rate loan. One loan - one closing.					
Homebuyer Education	Required for borrowers who use the Advantage down payment and closing cost assistance option. Recommended for all borrowers. See mainehomeworks.org for a class schedule from an approved hoMEworks Homebuyer Education Provider.					

Recapture Tax

When does recapture apply?

Home sold within 9 years of closing; and
gain is made on sale of home; and
homeowner's family income exceeds limits
on recapture tax chart.

(IRS allows 5% annual increase. See
charts on Mainehousing.org website.)



Recapture Tax Reimbursement

MaineHousing will reimburse borrowers for any recapture tax paid to the IRS.

Effective for loans closed on or after January 1, 2013.

See MaineHousing.org website for recapture tax reimbursement instructions.

Recapture tax is imposed by the IRS – not MaineHousing

*In the unlikely event recapture tax is imposed, it is reimbursable



Homebuyer Education

A Maine organization, hoMEworks, is a nonprofit group dedicated to consumer homebuyer education. hoMEworks believes the best place to start the home buying process is in the classroom. hoMEworks was founded in 1998.



*MaineHousing has agreed to subsidize --- Homebuyer Education Classes and -- Landlord Classes across the state for 2025.

www.mainehomeworks.org

What Will I Learn?

The class covers all aspects of buying a home:

- Assessing homeownership readiness
- Understanding credit
- Managing finances
- All costs associated with purchasing and owning a home
- Shopping for a home, a real estate agent, and a lender
- Choosing the mortgage option that's best for you
- Special programs for first time buyers
- The mortgage process
- Maintaining your home and your finances after purchase

Homebuyer Education Options

The hoMEworks schedule is updated multiple times per month. There are in-person classes and virtual classes available for learners to select now through May.

- This schedule meets all future homeowners' needs. Learners have the option to select any virtual class throughout the state. These virtual classes range from one eight-hour class vs evenings over 3 nights, or even 2 four-hour classes.



[HOME](#) [ABOUT US](#) [CLASSES](#) [EDUCATORS](#) [SPONSORS](#) [CONTACT US](#)

WELCOME TO MAINE HOMEWORKS ONLINE



Homebuyer Education Classes

*First Home Loan/First Generations Applicants must complete a hoMEworks approved homebuyer education class prior to closing.

*If the applicant doesn't select a hoMEworks class, they will complete an online self-pace class from eHomeAmerica. This course has tests through-out. The one hour follow up session must be completed by an approved agency. This class is offered in Spanish.



Aroostook County Action Program
Areas Served: Aroostook County



Avesta Housing
Areas Served: Cumberland County



Coastal Enterprises Inc.
Areas Served: Cumberland County



Community Concepts
Areas Served: Androscoggin, Franklin and Oxford Counties



Kennebec Valley Community Action Program
Areas Served: Kennebec County



Penquis/MaineStream Finance
Areas Served: Mid-Coast and Downeast



York County Community Action Corporation
Areas Served: York County

MaineHousing Approved First Generation Education Classes

Financial Literacy Classes

Attendees must complete a Financial Literacy Class from the approved organizations listed below either through an in-person class or virtual class. All classes require advance registration. The attendee will obtain a certificate after completion of the class. This certificate will be required by the lender when applying for The First Generation Homebuyer Program. A certificate is required for each borrower.

New Ventures- My Money Works

This course is completed over 5 weeks and is entitled “My Money Works”. It is held over Zoom with a live-instructor here in Maine. The schedule is currently set until May. Sessions include money attitude, current situation, credit/debit, income/expenses, saving for emergencies and creating an action plan for the future. This class is free.

Click here to register: [Choose a Class | New Ventures Maine](#)

Contact Lisa Sweet at lisa.sweet@maine.edu or 207-799-5025.

Penquis- Money Matters 101

This Financial Literacy Course is completed over 6 weeks. “Money Matters 101” will be offered in-person through Penquis. Penquis can offer these classes in a variety of languages and will utilize interpreters. You will learn about creating and setting goals, opening and maintaining checking/savings accounts, tracking your income and expenses, creating spending and savings plans, credit/debt, and prepare for the unexpected. This class is free.

To sign for the course, please email moneymatters101@penquis.org or leave a message at (207) 974-2459

ProsperityME - Basic Money Management

This course is completed over 5 weeks and is entitled “Basic Money Management”. ProsperityME is able to offer this class in a variety of languages. When you take this course through Zoom, you will learn how to set financial goals/establish wise spending habits, open and maintain a bank account, create and follow a budget; and build good credit. This class is free.

Click here to register: [REGISTER FOR CLASS | prosperity-me](#)

Telephone: 207-797-7890 175 Lancaster Street Suite 216A Portland, ME 04101

Healthy Homeworks- Renter 2 Owner

The Renter 2 Owner Financial Literacy/Homeownership class is locally based in Lewiston, Maine and covers the types of housing available in Lewiston while connecting students with local real estate and financing professionals who can help them move forward with your home ownership goals. This course is completed in-person in downtown Lewiston.

<https://www.healthyhomeworks.org/r2o/homeowner-class/>

Click here to register for this class.

[HealthyHomeworks](#)

Text: (207) 415-4245 118 Pine Street Lewiston Maine 04240

eHome America- Money Management

Money Management is a self-paced course you complete in segments with helpful quizzes throughout. Money Management is comprehensive in teaching consumers how to improve cash flow, decrease debt, improve credit scores and plan for unexpected expenses. Clients must complete a follow-up call with an approved counseling agency once the course is complete. The fee for this course is \$50.

Click here to register: [eHome America](#)

Telephone: 1-844-243-4663

Thank you for participating.



Information contained in this presentation are subject to change.