Claude Loan

Free guide, October 2026 edition

Down Payment Assistance Workbook: Compare Offers, 50-State Directory (2026)

The housing finance agency and main programs of every state, the questions to ask, and a worksheet to compare assistance offers before you sign.

- The four shapes assistance takes (grant, forgivable, deferred, repayable) and the question to ask for each
- The order that works: program first, then pre-approval, then the offer
- Questions for the agency or lender, with a column per program
- A with-and-without comparison of the monthly payment and cash to close
- A 50-state directory with each housing finance agency and its link

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Free online: the latest edition of this guide and the plain-English guides behind it are at claude-loan.com/free-guides/down-payment-assistance-finder/.

INTRODUCTION

How to use this guide

Down payment assistance is real money, but it comes with rules: an approved lender, an income limit, a price limit, a homebuyer course, and sometimes a second loan you repay when you sell or refinance. This finder lists the state housing finance agency and the main assistance programs for all 50 states, as summarized on Claude Loan's state pages, and gives you a method and a worksheet to compare offers before you sign a purchase contract.

How to use it: read chapter 1 once, find your state in the directory (chapter 4), then call the agency or one of its participating lenders with the questions in chapter 2. Fill in the comparison worksheet (chapter 3) for each program you are offered.

Program terms change often, sometimes during the year when funds run out. Everything in the directory is a summary to start your research, not a current offer: always confirm the terms on the agency's own website, which is linked for each state.

> **Important:** Claude Loan is an information publisher, not a lender, housing agency or broker. We do not decide eligibility for any program. For free one-to-one help, a HUD-approved housing counselor can walk you through local programs: hud.gov/findacounselor or 800-569-4287.

PART 1

How assistance works

The four shapes it takes

Shape	What it means for you	Question to ask
Grant	Money you do not repay, sometimes with conditions	Are there conditions, such as living in the home for a period?
Forgivable second loan	A second mortgage that is forgiven over time if you keep the home	How many years until it is fully forgiven? What if I sell or refinance before?
Deferred second loan	A second mortgage with no monthly payment, repaid when you sell, refinance or pay off the first mortgage	Is there interest? When exactly is it due?
Repayable second loan	A second mortgage with its own monthly payment	What is the payment, rate and term?

A mortgage credit certificate (MCC), offered in some states, is not assistance at closing: it is a federal tax credit on part of the mortgage interest you pay each year. Ask a tax professional how it applies to you.

Order matters

1. Choose the program before the house: programs work only through participating lenders.
2. Check the income limit and purchase price limit for your county and household size.
3. Take the homebuyer education course the program requires, and keep the certificate.
4. Get pre-approved by a participating lender for the first mortgage and the assistance together.
5. Write the offer with a closing date the program can meet.

Who counts as a first-time buyer

Many programs use a three-year lookback like HUD's: in the Housing Trust Fund rules, a first-time homebuyer means an individual and his or her spouse who have not owned a home during the 3-year period prior to the purchase, and the term also includes a displaced homemaker or single parent as defined there (24 CFR 93.2). Programs set their own definitions and exceptions (for example targeted areas or veterans), so check the one you apply to.

PART 2

Questions for the agency or lender

Question	Program 1	Program 2
Program name		
Grant, forgivable, deferred or repayable?		
Amount (dollars or % of price or loan)		
Income limit for my county and household		
Purchase price limit for my county		
Minimum credit score		
First-time buyer required? Definition?		
Homebuyer course required? Which one?		
First mortgage types allowed (FHA, VA, USDA, conventional)		
Repayment trigger (sale, refinance, payoff)		
Fees charged for the program		
Funds currently available?		
Participating lenders near me		

PART 3

Compare the true cost

Assistance can come with a higher rate on the first mortgage or extra fees. Ask each lender for two Loan Estimates on the same day: one with the assistance and one without.

Line	With assistance	Without assistance
Down payment from my own funds		
Assistance amount		
First mortgage interest rate		
Monthly principal and interest		
Mortgage insurance		
Second loan payment, if any		
Total monthly housing payment		
Cash to close		
Amount owed back if I sell in 5 years		

Your decision

- [ ] I know whether the assistance must be repaid, and when
- [ ] I compared the monthly payment with and without the program
- [ ] I have the course certificate, or a date to take it
- [ ] I know the program's processing time and my contract closing date fits it

PART 4

Directory of state housing finance agencies

Each entry gives the state's housing finance agency with its official website, then the programs and assistance as summarized on our state pages, then limits and the mortgage credit certificate status. Confirm current terms with the agency before relying on them.

Alabama

Housing finance agency: Alabama Housing Finance Authority (AHFA)

Programs: The Alabama Housing Finance Authority's Step Up program pairs a 30-year fixed loan (FHA or conventional) with down payment help, and its Affordable Income Subsidy Grant adds closing-cost money for lower-income buyers. Homebuyer education is required and delivered online.

Assistance: Step Up's down payment assistance comes as a second mortgage — historically around 4% of the price — repaid over ten years alongside the first loan rather than forgiven, so it raises the monthly payment slightly.

Limits: Step Up uses a single statewide household income limit (not county-based) and a purchase price cap; both are updated periodically on AHFA's site. Buyers need a minimum credit score in the low-to-mid 600s depending on loan type.

Mortgage credit certificate: offered. AHFA offers a Mortgage Credit Certificate that converts a share of annual mortgage interest into a federal tax credit for the life of the loan, subject to income and price limits and a one-time fee. More: claude-loan.com/mortgage-laws/alabama/

Alaska

Housing finance agency: Alaska Housing Finance Corporation (AHFC)

Programs: Alaska Housing Finance Corporation's First Home Limited program offers a reduced interest rate to first-time buyers within income and price limits, and the Affordable Housing Enhanced Loan Program (AHELP) lets buyers layer nonprofit or employer assistance. AHFC also runs an energy-efficiency interest rate reduction.

Assistance: AHFC's Closing Cost Assistance Program can cover a percentage of the loan amount toward closing costs and prepaid items in exchange for a slightly higher rate; it is available with First Home Limited and other AHFC loans.

Limits: First Home Limited applies income limits that vary by family size and region (Anchorage, Fairbanks, Juneau and rural areas differ) and a purchase price limit; AHFC publishes both tables. Most AHFC loans require completion of a HomeChoice education class.

Mortgage credit certificate: not consistently offered, ask a participating lender. Alaska has not consistently offered a statewide Mortgage Credit Certificate; ask an AHFC-approved lender whether any tax credit option is currently available. More: claude-loan.com/mortgage-laws/alaska/

Arizona

Housing finance agency: Arizona Department of Housing

Programs: Arizona's HOME Plus program, run by the Arizona Industrial Development Authority, offers 30-year fixed FHA, VA, USDA and conventional loans with down payment assistance statewide. Maricopa County's Home in Five Advantage and Pima County's Tucson/Pima IDA program add local options with their own assistance.

Assistance: HOME Plus assistance is typically a forgivable second lien of a few percent of the loan amount (the percentage depends on the loan type and credit score), forgiven after a three-year occupancy period with no monthly payment.

Limits: HOME Plus uses a statewide income limit per borrower and a purchase price cap, both published by the Arizona IDA; it is not restricted to first-time buyers, though the home must be a primary residence. Minimum credit scores start in the 640 range for most loan types.

Mortgage credit certificate: not consistently offered, ask a participating lender. Mortgage Credit Certificates in Arizona have been offered through county IDAs (Maricopa and Pima) rather than a single statewide program; availability changes with bond authority — ask a participating lender. More: claude-loan.com/mortgage-laws/arizona/

Arkansas

Housing finance agency: Arkansas Development Finance Authority (ADFA)

Programs: The Arkansas Development Finance Authority's Move-Up program provides 30-year fixed loans (FHA, VA, USDA, conventional) to first-time and repeat buyers, with the ADFA Down Payment Assistance second mortgage and the Arkansas Dream Down Payment Initiative (ADDI) for lower-income buyers.

Assistance: ADFA's DPA is a 10-year second mortgage for closing costs and down payment, generally between $1,000 and $15,000 depending on need and loan size; ADDI offers a forgivable loan to buyers at or below 80% of area median income.

Limits: Income and purchase price limits vary by county and household size and are published by ADFA; ADDI has tighter income limits (80% AMI) and requires the buyer to be a first-time buyer. Homebuyer education is required for ADDI and recommended otherwise.

Mortgage credit certificate: offered. ADFA offers a Mortgage Credit Certificate that provides a federal tax credit on a portion of annual mortgage interest, combinable with ADFA loans, subject to income and price limits. More: claude-loan.com/mortgage-laws/arkansas/

California

Housing finance agency: California Housing Finance Agency (CalHFA)

Programs: CalHFA offers first-time buyers the CalHFA Conventional and FHA first mortgages paired with MyHome Assistance, plus the CalPLUS loans with a Zero Interest Program (ZIP) for closing costs. The Dream For All shared-appreciation program, offered by lottery when funded, covers up to 20% of the price for first-generation buyers. Many cities and counties add their own DPA.

Assistance: MyHome Assistance is a deferred-payment junior loan of up to 3% of the price or appraised value (3.5% for FHA), repaid when you sell, refinance or pay off the first loan; income limits and a purchase price cap apply. Dream For All is repaid as a share of appreciation rather than interest.

Limits: CalHFA income limits are set by county and are high in coastal counties (often well above $200,000 for a household in the Bay Area and Los Angeles); the purchase price cap is also county-based. Most programs require a 660 to 680 minimum credit score and a CalHFA-approved homebuyer education course.

Mortgage credit certificate: not consistently offered, ask a participating lender. CalHFA discontinued its own Mortgage Credit Certificate program; some counties and cities still issue MCCs when they have federal allocation — ask a CalHFA-approved lender about your county. More: claude-loan.com/mortgage-laws/california/

Colorado

Housing finance agency: Colorado Housing and Finance Authority (CHFA)

Programs: The Colorado Housing and Finance Authority offers CHFA FirstStep (tax-exempt bond loans for first-time buyers), CHFA SmartStep and CHFA Preferred (conventional), each combinable with CHFA down payment assistance. Denver's metroDPA and several county programs add local assistance.

Assistance: CHFA assistance comes either as a grant of up to 3% of the first mortgage (no repayment) or as a second mortgage of up to 4% at 0% interest, deferred until sale, refinance or payoff; the larger option is a loan, the smaller a grant.

Limits: CHFA income limits vary by county and household size, with higher limits in targeted areas, and FirstStep includes a purchase price limit; a 620 minimum credit score and a CHFA-approved homebuyer education class are required, and the buyer must contribute at least $1,000.

Mortgage credit certificate: offered. CHFA issues Mortgage Credit Certificates worth a federal tax credit on a portion of annual interest; the MCC can be paired with many CHFA first mortgages and carries a modest fee. More: claude-loan.com/mortgage-laws/colorado/

Connecticut

Housing finance agency: Connecticut Housing Finance Authority (CHFA)

Programs: The Connecticut Housing Finance Authority offers below-market first mortgages to first-time buyers (and repeat buyers in targeted areas), the Time To Own forgivable down payment loan, and the Downpayment Assistance Program (DAP) second mortgage. CHFA loans are delivered through approved lenders and require an eight-hour homebuyer education class.

Assistance: Time To Own provides a 0% forgivable loan — forgiven at 10% per year over ten years — covering a substantial share of down payment and closing costs, with larger amounts in high- or very-high-opportunity areas; DAP is a low-interest second mortgage repaid monthly. Both require a CHFA first mortgage.

Limits: CHFA income and sales price limits vary by town and household size and are higher in targeted areas; Time To Own adds its own income limit and requires Connecticut residency for the preceding three years. Minimum credit scores generally start at 620.

Mortgage credit certificate: not consistently offered, ask a participating lender. CHFA does not currently run a Mortgage Credit Certificate program; ask a CHFA-participating lender whether any tax credit option applies to your situation. More: claude-loan.com/mortgage-laws/connecticut/

Delaware

Housing finance agency: Delaware State Housing Authority (DSHA)

Programs: The Delaware State Housing Authority's Welcome Home program offers 30-year fixed first mortgages (FHA, VA, USDA, conventional) with the Home Sweet Home down payment loan, and the DSHA Homeownership Loan for repeat buyers. Delaware also reduces its transfer tax for first-time buyers.

Assistance: Home Sweet Home provides a forgivable second loan (forgiven after ten years of occupancy) of up to $12,000 toward down payment and closing costs for buyers within income limits; a smaller amount is available through the Preferred Plus second.

Limits: DSHA income limits depend on county and household size and purchase price limits apply; the program requires a minimum credit score around 620 and homebuyer counseling. First-time buyer status is waived in targeted areas and for veterans.

Mortgage credit certificate: offered. DSHA's Delaware First-Time Homebuyer Tax Credit is a Mortgage Credit Certificate providing a federal tax credit on a portion of annual mortgage interest, available with or without a DSHA first mortgage. More: claude-loan.com/mortgage-laws/delaware/

Florida

Housing finance agency: Florida Housing Finance Corporation

Programs: Florida Housing Finance Corporation's Homebuyer Program offers 30-year fixed first mortgages combined with Florida Assist, the Florida Homeownership Loan Program (FL HLP) and HFA Preferred/Advantage PLUS assistance; the Hometown Heroes program, when funded by the legislature, serves frontline workers with larger assistance. Many counties run their own SHIP-funded DPA.

Assistance: Florida Assist is a 0% deferred second mortgage of up to $10,000, due on sale or refinance; FL HLP is a $10,000 second repaid over 15 years; HFA Preferred/Advantage PLUS grants 3%, 4% or 5% of the loan amount, forgivable over five years. Hometown Heroes has offered up to 5% of the loan amount (capped in the tens of thousands) when funded.

Limits: Income and purchase price limits vary by county and are published by Florida Housing; a 640 minimum credit score and a homebuyer education course are standard requirements, and the home must be a primary residence.

Mortgage credit certificate: offered. Florida Housing has offered a Mortgage Credit Certificate program providing a federal tax credit on a portion of annual interest; availability depends on bond allocation, so confirm with a participating lender. More: claude-loan.com/mortgage-laws/florida/

Georgia

Housing finance agency: Georgia Department of Community Affairs / Georgia Housing and Finance Authority

Programs: The Georgia Dream Homeownership Program, run by the Department of Community Affairs, offers 30-year fixed FHA, VA, USDA and conventional loans to first-time buyers (and repeat buyers in targeted areas) with down payment assistance; the Peach Plus option extends eligibility to buyers above the standard income limits.

Assistance: Georgia Dream's standard assistance is a 0% deferred second mortgage of $10,000; the PEN option (public protectors, educators, health care workers, active military) raises it to $12,500, and CHOICE (households with a member with a disability) to $15,000. The second is repaid on sale, refinance or payoff.

Limits: Georgia Dream income limits vary by county grouping and household size and purchase price limits apply statewide (higher in the Atlanta metro); buyers need a 640 minimum credit score, liquid assets below a cap, a $1,000 minimum contribution and homebuyer education.

Mortgage credit certificate: not consistently offered, ask a participating lender. Georgia does not currently operate a statewide Mortgage Credit Certificate program; a few local housing authorities have issued MCCs in the past, so ask a Georgia Dream lender. More: claude-loan.com/mortgage-laws/georgia/

Hawaii

Housing finance agency: Hawaii Housing Finance and Development Corporation (HHFDC)

Programs: The Hawaii Housing Finance and Development Corporation (HHFDC) focuses its first-time buyer support on the Mortgage Credit Certificate program, while the counties — Honolulu, Maui, Hawaii and Kauai — run down payment loan programs and affordable-housing lotteries. The Department of Hawaiian Home Lands serves eligible native Hawaiian beneficiaries separately.

Assistance: Statewide cash DPA is limited; the City and County of Honolulu's Down Payment Loan Program and similar county programs offer low-interest or deferred loans to income-qualified first-time buyers, and HHFDC's affordable-unit lotteries sell below-market homes with resale restrictions.

Limits: MCC income and purchase price limits are set by county and are high relative to the mainland because of Hawaii's prices; county DPA programs typically cap household income at 80% to 140% of area median income. Leasehold and fee-simple ownership both exist — check which you are buying.

Mortgage credit certificate: offered. HHFDC's Mortgage Credit Certificate program gives first-time buyers a federal tax credit on a portion of annual mortgage interest for the life of the loan, subject to income and purchase price limits by county. More: claude-loan.com/mortgage-laws/hawaii/

Idaho

Housing finance agency: Idaho Housing and Finance Association (IHFA)

Programs: Idaho Housing and Finance Association offers first mortgages (FHA, VA, USDA, conventional) with IHFA down payment and closing cost assistance as a second mortgage or forgivable loan, plus a Mortgage Credit Certificate. Programs are open to repeat buyers within income limits.

Assistance: IHFA's second mortgage covers up to 3.5% of the price at a low fixed rate repaid over ten years, and its forgivable-loan option covers a similar share forgiven over seven years for lower-income buyers; a minimum borrower contribution of 0.5% applies.

Limits: IHFA income limits vary by county and program, and purchase price limits apply; a 620 minimum credit score (higher for some options) and Finally Home! homebuyer education are required.

Mortgage credit certificate: offered. Idaho Housing's Mortgage Credit Certificate provides a federal tax credit on a portion of annual interest (up to the federal annual cap), available with non-IHFA first mortgages as well. More: claude-loan.com/mortgage-laws/idaho/

Illinois

Housing finance agency: Illinois Housing Development Authority (IHDA)

Programs: The Illinois Housing Development Authority's IHDAccess programs — Forgivable, Deferred and Repayable — pair a 30-year fixed first mortgage with three different

assistance structures; Opening Doors serves specific populations, and SmartBuy (when funded) pays down student debt for buyers. Chicago and Cook County add local programs.

Assistance: IHDAccess Forgivable provides 4% of the price up to $6,000, forgiven over ten years; IHDAccess Deferred provides 5% up to $7,500 at 0%, due on sale; IHDAccess Repayable provides 10% up to $10,000 repaid over ten years. All require an IHDA first mortgage.

Limits: IHDA income and purchase price limits vary by county (higher in the Chicago metro and targeted areas); a 640 minimum credit score, a $1,000 or 1% minimum contribution and homebuyer education are required. Programs are open to repeat buyers.

Mortgage credit certificate: not consistently offered, ask a participating lender. IHDA does not currently issue Mortgage Credit Certificates statewide; some local agencies have offered them in the past, so ask an IHDA-approved lender. More: claude-loan.com/mortgage-laws/illinois/

Indiana

Housing finance agency: Indiana Housing and Community Development Authority (IHCDA)

Programs: The Indiana Housing and Community Development Authority offers First Place (FHA first mortgage with down payment assistance), Next Home (FHA or conventional, for repeat buyers too), and the Helping to Own (H2O) grant; IHCDA also issues Mortgage Credit Certificates.

Assistance: First Place provides down payment assistance of up to 6% of the price as a forgivable second (forgiven after nine years); Next Home provides up to 3.5%, forgiven after two years; H2O is a grant of 3.5% for FHA buyers with no repayment.

Limits: Income and purchase price limits vary by county and program (First Place uses federal bond limits, higher in targeted areas); a 640 minimum credit score (higher for some conventional options) and homebuyer education are required.

Mortgage credit certificate: offered. IHCDA's Mortgage Credit Certificate offers a federal tax credit on a portion of annual interest, combinable with Next Home but not with First Place's bond-funded first mortgage. More: claude-loan.com/mortgage-laws/indiana/

Iowa

Housing finance agency: Iowa Finance Authority (IFA)

Programs: The Iowa Finance Authority's FirstHome program offers below-market 30-year fixed loans to first-time buyers (Homes for Iowans serves repeat buyers), each combinable with IFA down payment assistance; IFA's Take Credit program issues Mortgage Credit Certificates. Military members get a separate grant.

Assistance: IFA's assistance is either a $2,500 grant with no repayment or a second loan of up to 5% of the price (capped at $5,000) at 0% interest, due on sale or refinance; the Military Homeownership Assistance grant adds up to $5,000 for eligible service members and veterans.

Limits: FirstHome income and purchase price limits vary by county and household size (higher in targeted areas); a 640 minimum credit score and homebuyer education are required, and the home must be a primary residence.

Mortgage credit certificate: offered. Take Credit is IFA's Mortgage Credit Certificate program, giving first-time buyers a federal tax credit on a portion of annual mortgage interest, usable with non-IFA first mortgages. More: claude-loan.com/mortgage-laws/iowa/

Kansas

Housing finance agency: Kansas Housing Resources Corporation (KHRC)

Programs: Kansas Housing Resources Corporation's First Time Homebuyer Program provides down payment assistance loans to lower-income buyers, and KHRC partners with lenders on affordable first mortgages; several cities (Wichita, Topeka, Kansas City, Kansas) run their own DPA with federal HOME funds.

Assistance: KHRC's assistance is a 0% forgivable second loan covering 15% to 20% of the price for buyers at or below 80% of area median income, forgiven over ten years of occupancy; the buyer must contribute at least 2% of the price and the home must meet quality standards.

Limits: The KHRC program is limited to households at or below 80% of area median income (varying by county and family size) and excludes some metropolitan counties with their own programs; homebuyer education is required.

Mortgage credit certificate: not consistently offered, ask a participating lender. Kansas does not currently operate a statewide Mortgage Credit Certificate program; check with KHRC or a local housing authority for any current tax credit option. More: claude-loan.com/mortgage-laws/kansas/

Kentucky

Housing finance agency: Kentucky Housing Corporation (KHC)

Programs: Kentucky Housing Corporation offers 30-year fixed first mortgages (FHA, VA, USDA, conventional) with two down payment assistance options — the Regular DAP and the Affordable DAP — and a Mortgage Credit Certificate. KHC loans are available to repeat buyers within limits.

Assistance: The Regular DAP provides up to $10,000 as a second mortgage repaid over ten years at a low fixed rate; the Affordable DAP, for lower-income buyers, provides up to $10,000 at 1% over ten years. Both can cover down payment and closing costs.

Limits: KHC income limits vary by county and program, and a purchase price limit applies statewide; a 620 minimum credit score is typical, and homebuyer education is required for the Affordable DAP.

Mortgage credit certificate: offered. KHC's Mortgage Credit Certificate provides a federal tax credit on a portion of annual mortgage interest for the life of the loan, subject to income and purchase price limits and a fee. More: claude-loan.com/mortgage-laws/kentucky/

Louisiana

Housing finance agency: Louisiana Housing Corporation (LHC)

Programs: The Louisiana Housing Corporation's Mortgage Revenue Bond (MRB) programs offer below-market first mortgages with down payment assistance, the Delta 100 program offers 100% financing in designated Delta parishes, and the LHC Preferred Conventional program serves moderate-income buyers. LHC also issues Mortgage Credit Certificates.

Assistance: LHC's MRB assistance is typically a forgivable second of up to 4% of the loan amount covering down payment and closing costs; Delta 100 requires no down payment at all in eligible parishes for buyers who complete education.

Limits: LHC income and purchase price limits vary by parish and household size; a 640 minimum credit score and homebuyer education are standard. Delta 100 is limited to specific parishes and requires a minimum credit profile.

Mortgage credit certificate: offered. LHC's Mortgage Credit Certificate program provides a federal tax credit on a portion of annual mortgage interest for first-time buyers within income and price limits. More: claude-loan.com/mortgage-laws/louisiana/

Maine

Housing finance agency: MaineHousing

Programs: MaineHousing's First Home Loan program offers below-market 30-year fixed loans (FHA, VA, USDA, conventional) to first-time buyers (and repeat buyers in targeted areas) with the Advantage down payment and closing cost assistance; a First Generation option adds larger assistance for buyers whose parents never owned.

Assistance: Advantage provides a grant — historically $5,000, with a larger First Generation amount — toward down payment and closing costs for buyers who complete an approved hoMEworks homebuyer education class; the grant requires no repayment but comes with a slightly higher first-mortgage rate.

Limits: First Home Loan income limits vary by county and household size, and purchase price limits apply; a 640 minimum credit score is typical, and the education class is required for the Advantage grant.

Mortgage credit certificate: not consistently offered, ask a participating lender. MaineHousing does not currently offer a Mortgage Credit Certificate; ask a participating lender whether any tax credit option exists for your purchase. More: claude-loan.com/mortgage-laws/maine/

Maryland

Housing finance agency: Maryland Department of Housing and Community Development (DHCD)

Programs: The Maryland Mortgage Program (MMP), run by the Department of Housing and Community Development, offers 1st Time Advantage loans with down payment assistance, Flex loans for repeat buyers, SmartBuy for buyers with student debt, and Partner Match funds from employers and localities. Maryland HomeCredit is the state's MCC.

Assistance: MMP assistance comes as a 0% deferred second loan (commonly $5,000 to $6,000 depending on the product, or a percentage of the loan with some options) due on sale, refinance or payoff; Partner Match can double employer or local contributions, and SmartBuy pays off eligible student debt at closing.

Limits: MMP income limits vary by county and household size (highest in the Washington suburbs) and purchase price limits apply; minimum credit scores start around 640 and homebuyer education is required for most products.

Mortgage credit certificate: offered. Maryland HomeCredit is a Mortgage Credit Certificate giving a federal tax credit on a portion of annual mortgage interest; it can be paired with an MMP first mortgage or used alone. More: claude-loan.com/mortgage-laws/maryland/

Massachusetts

Housing finance agency: MassHousing and the Massachusetts Housing Partnership

Programs: MassHousing offers first mortgages with MassHousing Down Payment Assistance, and the Massachusetts Housing Partnership's ONE Mortgage provides a discounted-rate, low-down-payment loan with no PMI for first-time buyers. Boston and several Gateway Cities add their own programs, and homebuyer education through CHAPA-certified agencies is required.

Assistance: MassHousing DPA provides up to 10% of the price, capped at a fixed dollar amount (larger in Boston and the Gateway Cities than elsewhere), as a 15-year second mortgage at a low fixed rate; ONE Mortgage substitutes a publicly funded interest subsidy and no PMI for cash assistance.

Limits: MassHousing income limits vary by community (higher in Boston and its suburbs) and purchase price limits apply; ONE Mortgage caps income at 100% of area median. Minimum credit scores start around 640 and first-time buyer status is required for ONE Mortgage.

Mortgage credit certificate: not consistently offered, ask a participating lender. Massachusetts does not operate a Mortgage Credit Certificate program; ask a MassHousing or ONE Mortgage lender about other subsidies. More: claude-loan.com/mortgage-laws/massachusetts/

Michigan

Housing finance agency: Michigan State Housing Development Authority (MSHDA)

Programs: The Michigan State Housing Development Authority's MI Home Loan offers 30-year fixed FHA, VA, USDA and conventional loans with the MI 10K DPA Loan; the MI Home Loan Flex serves repeat buyers. Detroit and other cities layer local assistance on top.

Assistance: The MI 10K DPA Loan provides up to $10,000 statewide as a 0% second mortgage with no monthly payment, due on sale, refinance or payoff; it can cover down payment, closing costs and prepaid items.

Limits: MSHDA income limits vary by county and household size and a statewide purchase price limit applies; a 640 minimum credit score (660 for manufactured homes), a minimum 1% borrower contribution and homebuyer education are required.

Mortgage credit certificate: not consistently offered, ask a participating lender. MSHDA has offered a Mortgage Credit Certificate in the past but it is not always open; ask an MSHDA-approved lender whether the MCC is currently available. More: claude-loan.com/mortgage-laws/michigan/

Minnesota

Housing finance agency: Minnesota Housing Finance Agency (Minnesota Housing)

Programs: Minnesota Housing's Start Up program offers below-market first mortgages to first-time buyers, paired with the Monthly Payment Loan or the Deferred Payment Loan for down payment and closing costs; Step Up serves repeat buyers. Minneapolis, Saint Paul and several counties add local programs.

Assistance: The Deferred Payment Loan provides up to the mid-teens of thousands of dollars (a larger Deferred Payment Loan Plus exists for targeted households) at 0% with no monthly payment, due on sale; the Monthly Payment Loan provides a larger amount repaid over ten years at the first-mortgage rate.

Limits: Start Up income limits vary by county and household size (higher in the Twin Cities metro) and purchase price limits apply; a 640 minimum credit score and homebuyer education are required, and the Deferred Payment Loan has tighter income limits.

Mortgage credit certificate: not consistently offered, ask a participating lender. Minnesota Housing's Mortgage Credit Certificate program has not been continuously available; ask a participating lender about current tax credit options. More: claude-loan.com/mortgage-laws/minnesota/

Mississippi

Housing finance agency: Mississippi Home Corporation (MHC)

Programs: The Mississippi Home Corporation offers the Smart Solution program (FHA, VA, USDA, conventional first mortgages with down payment assistance), the Mortgage Revenue Bond 7 (MRB7) program with a forgivable second, Housing Assistance for Teachers, and a Mortgage Credit Certificate program.

Assistance: Smart Solution assistance is a second mortgage of up to 4.5% of the price (repayable over ten years); MRB7 provides $7,000 as a 0% second forgiven after ten years of occupancy; Housing Assistance for Teachers offers a forgivable grant of up to $6,000 for eligible educators.

Limits: MHC income and purchase price limits vary by county and household size (MRB7 uses federal bond limits, higher in targeted areas); a 640 minimum credit score and homebuyer education are required for most programs.

Mortgage credit certificate: offered. MHC's Mortgage Credit Certificate provides a federal tax credit on a portion of annual mortgage interest for first-time buyers within income and price limits, usable with a non-MHC first mortgage. More: claude-loan.com/mortgage-laws/mississippi/

Missouri

Housing finance agency: Missouri Housing Development Commission (MHDC)

Programs: The Missouri Housing Development Commission's First Place program offers 30-year fixed first mortgages with Cash Assistance for down payment and closing costs, and the Next Step program serves repeat buyers and higher incomes; MHDC also issues Mortgage Credit Certificates.

Assistance: First Place Cash Assistance provides 4% of the loan amount as a forgivable second lien, forgiven after ten years of occupancy (earlier repayment if you sell or refinance within the period); a non-cash-assistance option offers a lower rate instead.

Limits: MHDC income and purchase price limits vary by county and household size (higher in targeted areas and the Kansas City and St. Louis metros); a 640 minimum credit score and homebuyer education are required.

Mortgage credit certificate: offered. MHDC's Mortgage Credit Certificate provides a federal tax credit on a portion of annual mortgage interest, combinable with Next Step but not with First Place bond loans. More: claude-loan.com/mortgage-laws/missouri/

Montana

Housing finance agency: Montana Housing (Montana Department of Commerce)

Programs: Montana Housing's Regular Bond Program offers below-market 30-year fixed loans to first-time buyers, combinable with the Bond Advantage and MBOH Plus 0% Deferred down payment assistance programs; the Montana Veterans' Home Loan Program and NeighborWorks Montana add options.

Assistance: Bond Advantage provides a second mortgage of up to 5% of the price (capped) repaid over 15 years at a low fixed rate; MBOH Plus 0% Deferred provides a smaller 0% second with no monthly payment, due on sale, for lower-income buyers who contribute at least $1,000.

Limits: Income and purchase price limits vary by county and household size (higher in Gallatin, Missoula and other high-cost counties); a 620 to 640 minimum credit score and homebuyer education are required.

Mortgage credit certificate: offered. Montana Housing's Mortgage Credit Certificate offers a federal tax credit on a portion of annual interest to first-time buyers within income

and price limits, usable with non-Montana Housing first mortgages. More: claude-loan.com/mortgage-laws/montana/

Nebraska

Housing finance agency: Nebraska Investment Finance Authority (NIFA)

Programs: The Nebraska Investment Finance Authority's First Home program offers below-market first mortgages to first-time buyers, with the First Home Plus option adding down payment assistance and the Military Home program serving service members and veterans; Homebuyer Assistance (HBA) is NIFA's second-loan product.

Assistance: NIFA's Homebuyer Assistance provides a second loan of up to 5% of the price (capped at $10,000) at a low fixed rate repaid over ten years, with a minimum $1,000 borrower contribution; the first-mortgage rate is slightly higher when HBA is used.

Limits: NIFA income limits vary by county and household size and purchase price limits apply (higher in targeted areas); a 640 minimum credit score and homebuyer education are required for First Home Plus.

Mortgage credit certificate: not consistently offered, ask a participating lender. NIFA does not currently operate a statewide Mortgage Credit Certificate program; ask a NIFA-participating lender about any tax credit option. More: claude-loan.com/mortgage-laws/nebraska/

Nevada

Housing finance agency: Nevada Housing Division

Programs: The Nevada Housing Division's Home Is Possible program offers FHA, VA, USDA and conventional first mortgages with down payment assistance statewide, with Home Is Possible for Heroes for veterans and active military; Nevada Rural Housing's Home At Last serves communities outside Clark and Washoe counties.

Assistance: Home Is Possible assistance is a forgivable second lien of up to a few percent of the loan amount (the exact percentage depends on the option chosen), forgiven after three years of occupancy with no monthly payment; Home At Last offers a similar grant structure in rural Nevada.

Limits: Home Is Possible uses a statewide income limit per household and a purchase price cap; a 640 minimum credit score and homebuyer education are required, and the home must be a primary residence. The program is open to repeat buyers.

Mortgage credit certificate: offered. Home Is Possible includes a Mortgage Credit Certificate option that gives first-time buyers a federal tax credit on a portion of annual mortgage interest, subject to income and price limits. More: claude-loan.com/mortgage-laws/nevada/

New Hampshire

Housing finance agency: New Hampshire Housing Finance Authority (New Hampshire Housing)

Programs: New Hampshire Housing's Home Flex Plus (FHA, VA, USDA) and Home Preferred Plus (conventional) programs pair first mortgages with cash assistance, and the Homebuyer Tax Credit is the state's Mortgage Credit Certificate; programs are open to repeat buyers within income limits.

Assistance: The Plus options provide cash assistance of a few percent of the loan amount (commonly 3% to 4%) as a second mortgage forgiven after four years of occupancy, covering down payment and closing costs, in exchange for a slightly higher first-mortgage rate.

Limits: New Hampshire Housing uses statewide income limits by household size and a purchase price limit; a 620 minimum credit score and homebuyer education are required, and the home must be a primary residence.

Mortgage credit certificate: offered. New Hampshire Housing's Homebuyer Tax Credit is a Mortgage Credit Certificate worth a federal tax credit on a portion of annual interest for the life of the loan, available to first-time buyers within income and price limits. More: claude-loan.com/mortgage-laws/new-hampshire/

New Jersey

Housing finance agency: New Jersey Housing and Mortgage Finance Agency (NJHMFA)

Programs: The New Jersey Housing and Mortgage Finance Agency's First-Time Homebuyer Mortgage Program offers 30-year fixed loans (FHA, VA, USDA, conventional) with the NJHMFA Down Payment Assistance Program; a First-Generation Down Payment Assistance option adds more for buyers whose parents never owned. Police and Firemen's Retirement System members have a separate program.

Assistance: NJHMFA DPA provides $15,000 as a 0% second loan forgiven after five years of occupancy; the First-Generation program raises the total to $22,000 for eligible buyers. The assistance must be paired with an NJHMFA first mortgage.

Limits: NJHMFA income limits vary by county and household size and purchase price limits apply (higher in targeted urban areas where first-time status is waived); a 620 minimum credit score and homebuyer education are required.

Mortgage credit certificate: not consistently offered, ask a participating lender. New Jersey does not operate a Mortgage Credit Certificate program; ask an NJHMFA-participating lender about other options. More: claude-loan.com/mortgage-laws/new-jersey/

New Mexico

Housing finance agency: New Mexico Mortgage Finance Authority (Housing New Mexico)

Programs: The New Mexico Mortgage Finance Authority (Housing New Mexico) offers FirstHome first mortgages to first-time buyers, the FirstDown second loan for down payment and closing costs, and HomeNow, a deeper subsidy for lower-income buyers; NextHome serves repeat buyers.

Assistance: FirstDown is a second mortgage for down payment and closing costs (up to a published cap in the tens of thousands) repaid over 30 years at a low fixed rate; HomeNow provides a 0% forgivable loan for buyers at or below 80% of area median income.

Limits: MFA income limits vary by county and household size, with purchase price limits statewide; a 620 minimum credit score, a $500 minimum contribution and homebuyer education are required.

Mortgage credit certificate: not consistently offered, ask a participating lender. MFA has not consistently offered a Mortgage Credit Certificate; ask an MFA-approved lender whether any tax credit option is currently available. More: claude-loan.com/mortgage-laws/new-mexico/

New York

Housing finance agency: New York State Homes and Community Renewal (HCR) / SONYMA

Programs: The State of New York Mortgage Agency (SONYMA), part of Homes and Community Renewal, offers the Achieving the Dream (lower-income) and Low Interest Rate programs to first-time buyers, each combinable with the Down Payment Assistance Loan (DPAL); Give Us Credit expands underwriting for non-traditional credit. New York City adds HomeFirst for city buyers.

Assistance: DPAL provides the greater of $1,000 or 3% of the price up to $15,000 as a 0% second forgiven after ten years; DPAL Plus offers up to $30,000 for lower-income buyers in certain programs. NYC's HomeFirst provides up to $100,000 for qualifying city buyers.

Limits: SONYMA income limits vary by county and household size (highest downstate) and purchase price limits apply, with higher limits in targeted areas where first-time status is waived; a 620 minimum credit score and homebuyer education are required.

Mortgage credit certificate: not consistently offered, ask a participating lender. SONYMA does not currently issue Mortgage Credit Certificates; ask a SONYMA-participating lender about other subsidies. More: claude-loan.com/mortgage-laws/new-york/

North Carolina

Housing finance agency: North Carolina Housing Finance Agency (NCHFA)

Programs: The North Carolina Housing Finance Agency's NC Home Advantage Mortgage offers FHA, VA, USDA and conventional loans with down payment assistance to first-time and repeat buyers, the NC 1st Home Advantage Down Payment adds a larger amount for first-time buyers and veterans, and the NC Home Advantage Tax Credit is the state's MCC.

Assistance: NC Home Advantage provides down payment assistance of 3% of the loan amount as a 0% deferred second forgiven over 15 years (20% per year in years 11 through 15); the NC 1st Home Advantage Down Payment provides $15,000 on the same forgivable terms for first-time buyers and military veterans.

Limits: NCHFA uses a statewide income limit (higher for some products) and purchase price limits; a 640 minimum credit score and, for some products, homebuyer education are required, and the home must be a primary residence.

Mortgage credit certificate: offered. The NC Home Advantage Tax Credit is a Mortgage Credit Certificate worth a federal tax credit of up to 30% of annual mortgage interest (50% for new construction), capped at $2,000 a year, for first-time buyers within limits. More: claude-loan.com/mortgage-laws/north-carolina/

North Dakota

Housing finance agency: North Dakota Housing Finance Agency (NDHFA)

Programs: The North Dakota Housing Finance Agency's FirstHome program offers below-market first mortgages to first-time buyers, with the Down Payment and Closing Cost Assistance (DCA) and Start programs adding cash assistance; HomeAccess serves specific households and repeat buyers.

Assistance: DCA provides a grant of up to 3% of the loan amount for down payment and closing costs for lower-income buyers who complete homebuyer education; Start provides up to 3% as a forgivable second with a slightly higher first-mortgage rate and no income restriction beyond program limits.

Limits: FirstHome income limits vary by county and household size and purchase price limits apply; DCA has tighter income limits; a 640 minimum credit score and, for DCA, homebuyer education are required.

Mortgage credit certificate: not consistently offered, ask a participating lender. NDHFA does not currently operate a Mortgage Credit Certificate program; ask a participating lender about any tax credit option. More: claude-loan.com/mortgage-laws/north-dakota/

Ohio

Housing finance agency: Ohio Housing Finance Agency (OHFA)

Programs: The Ohio Housing Finance Agency offers the Your Choice! Down Payment Assistance program with FHA, VA, USDA and conventional first mortgages, Grants for Grads for recent graduates, Ohio Heroes for public-service workers, and the Mortgage Tax Credit (MCC); programs are open to repeat buyers within limits.

Assistance: Your Choice! provides 2.5% or 5% of the price as a forgivable second lien forgiven after seven years of occupancy (repaid if you sell or refinance earlier); Grants for Grads offers the same amounts forgiven after five years for graduates within 48 months of a degree.

Limits: OHFA income and purchase price limits vary by county and household size (higher in targeted areas); a 640 minimum credit score (650 for some FHA and USDA options) and

homebuyer education are required.

Mortgage credit certificate: offered. OHFA's Mortgage Tax Credit is a Mortgage Credit Certificate worth a federal tax credit on a portion of annual interest (larger percentages for targeted areas and OHFA first mortgages), combinable with OHFA loans. More: claude-loan.com/mortgage-laws/ohio/

Oklahoma

Housing finance agency: Oklahoma Housing Finance Agency (OHFA)

Programs: The Oklahoma Housing Finance Agency's Homebuyer Down Payment Assistance program pairs FHA, VA, USDA and conventional first mortgages with assistance, with OHFA Dream, OHFA Gold, OHFA 4Teachers and OHFA Shield (first responders) variants; programs are open to repeat buyers within limits.

Assistance: OHFA assistance is 3.5% of the loan amount provided as a gift — no repayment and no second lien — covering down payment and closing costs, in exchange for a higher first-mortgage rate than a no-assistance loan.

Limits: OHFA uses statewide income limits by household size (higher for Gold) and purchase price limits; a 640 minimum credit score is typical, and homebuyer education is recommended.

Mortgage credit certificate: not consistently offered, ask a participating lender. OHFA does not currently issue Mortgage Credit Certificates; ask a participating lender about any tax credit option. More: claude-loan.com/mortgage-laws/oklahoma/

Oregon

Housing finance agency: Oregon Housing and Community Services (OHCS)

Programs: Oregon Housing and Community Services' Oregon Bond Residential Loan program offers first-time buyers a choice of Rate Advantage (below-market rate) or Cash Advantage (closing cost assistance), and the Flex Lending program adds down payment assistance; OHCS also funds nonprofit down payment programs by region.

Assistance: Cash Advantage provides 3% of the loan amount toward closing costs (no repayment) with a somewhat higher rate; Flex Lending provides down payment assistance of up to 4% as a forgivable second; regional nonprofits administer OHCS-funded grants for lower-income buyers with homebuyer education.

Limits: Oregon Bond income limits vary by county and household size (higher in the Portland metro and targeted areas) and purchase price limits apply; a 620 to 640 minimum credit score and homebuyer education are typical requirements.

Mortgage credit certificate: not consistently offered, ask a participating lender. Oregon does not currently operate a statewide Mortgage Credit Certificate program; ask a participating lender about local options. More: claude-loan.com/mortgage-laws/oregon/

Pennsylvania

Housing finance agency: Pennsylvania Housing Finance Agency (PHFA)

Programs: The Pennsylvania Housing Finance Agency's Keystone Home Loan offers below-market first mortgages to first-time buyers (and repeat buyers in targeted counties), with Keystone Advantage Assistance, HOMEstead and K-FIT for down payment and closing costs; Keystone Government and Keystone Flex serve other profiles, and PHFA issues Mortgage Credit Certificates.

Assistance: Keystone Advantage Assistance provides up to 4% of the price (capped at $6,000) as a 0% second repaid over ten years; HOMEstead provides up to $10,000 as a forgivable second (forgiven over five years) for lower-income buyers; K-FIT provides 5% of the lesser of price or appraisal as a forgivable second for eligible buyers.

Limits: PHFA income and purchase price limits vary by county and household size; a 660 minimum credit score, a $1,000 minimum contribution and, for some products, homebuyer education are required. Liquid assets above a cap can reduce assistance.

Mortgage credit certificate: offered. PHFA's Mortgage Credit Certificate provides a federal tax credit on a portion of annual mortgage interest to first-time buyers within income and price limits, combinable with Keystone Government and Flex loans. More: claude-loan.com/mortgage-laws/pennsylvania/

Rhode Island

Housing finance agency: RIHousing

Programs: RIHousing's FirstHomes program offers first mortgages to first-time buyers with the 10kDPA down payment loan, Extra Assistance for closing costs, and FirstGenHomeRI for first-generation buyers; the FirstHomes Tax Credit is the state's MCC.

Assistance: 10kDPA provides $10,000 as a 0% second forgiven after five years of occupancy; Extra Assistance provides up to 6% of the price (capped) as a 15-year second for closing costs; FirstGenHomeRI provides $25,000 as a forgivable second in designated communities for first-generation buyers.

Limits: RIHousing income limits vary by household size (higher in targeted areas where first-time status is waived) and purchase price limits apply; a 620 minimum credit score and homebuyer education are required.

Mortgage credit certificate: offered. The FirstHomes Tax Credit is a Mortgage Credit Certificate worth a federal tax credit of 20% of annual mortgage interest (up to $2,000 a year) for first-time buyers within income and price limits. More: claude-loan.com/mortgage-laws/rhode-island/

South Carolina

Housing finance agency: South Carolina State Housing Finance and Development Authority (SC Housing)

Programs: SC Housing's Homebuyer Program offers FHA, VA, USDA and conventional first mortgages with forgivable down payment assistance, the Palmetto Home Advantage serves repeat buyers with a percentage-based second, and the SC Mortgage Tax Credit is the state's MCC; County First targets rural counties.

Assistance: SC Housing's standard assistance is a forgivable second of up to $10,000 (forgiven after a period of occupancy, commonly ten years at 0% with no payment); Palmetto Home Advantage offers up to 4% of the loan as a forgivable second; County First adds assistance in designated counties.

Limits: SC Housing income and purchase price limits vary by county and household size; a 640 minimum credit score and homebuyer education are required, and the home must be a primary residence.

Mortgage credit certificate: offered. The SC Mortgage Tax Credit is a Mortgage Credit Certificate worth a federal tax credit of up to 30% of annual mortgage interest (capped at $2,000 a year) for first-time buyers within income and price limits. More: claude-loan.com/mortgage-laws/south-carolina/

South Dakota

Housing finance agency: South Dakota Housing (SDHDA)

Programs: South Dakota Housing's First-Time Homebuyer Program offers below-market first mortgages with the Fixed Rate Plus down payment assistance option, the Repeat Homebuyer Program serves others, and the Governor's House program sells affordable new construction to income-qualified buyers.

Assistance: Fixed Rate Plus provides down payment assistance of 3% or 5% of the loan amount as a 0% second with no monthly payment, due on sale, refinance or payoff, in exchange for a higher first-mortgage rate.

Limits: SD Housing income limits vary by county and household size and purchase price limits apply (higher in targeted areas); a 620 minimum credit score and homebuyer education are required for Fixed Rate Plus.

Mortgage credit certificate: not consistently offered, ask a participating lender. South Dakota Housing has offered a Mortgage Credit Certificate in the past; ask a participating lender whether it is currently available. More: claude-loan.com/mortgage-laws/south-dakota/

Tennessee

Housing finance agency: Tennessee Housing Development Agency (THDA)

Programs: The Tennessee Housing Development Agency's Great Choice Home Loan offers FHA, VA, USDA and conventional 30-year fixed loans with Great Choice Plus down payment assistance; Homeownership for Heroes adds a rate reduction for military, first responders and teachers. Programs are open to repeat buyers within limits.

Assistance: Great Choice Plus offers either a $6,000 deferred second at 0% forgiven after 30 years (due on sale or refinance) or 6% of the price as an amortizing second repaid over 15 years; both cover down payment and closing costs.

Limits: THDA income and purchase price limits vary by county and household size (higher in targeted areas where first-time status is waived); a 640 minimum credit score and homebuyer education are required.

Mortgage credit certificate: not consistently offered, ask a participating lender. THDA discontinued its Mortgage Credit Certificate program; ask a THDA-approved lender about any current tax credit option. More: claude-loan.com/mortgage-laws/tennessee/

Texas

Housing finance agency: Texas Department of Housing and Community Affairs (TDHCA)

Programs: The Texas Department of Housing and Community Affairs' My First Texas Home offers FHA, VA and USDA loans with down payment assistance to first-time buyers, My Choice Texas Home serves repeat buyers, and the Texas Mortgage Credit Certificate is the state MCC; the Texas State Affordable Housing Corporation's Homes for Texas Heroes and Home Sweet Texas programs add grants and second liens.

Assistance: TDHCA assistance is up to 5% of the loan amount as a 0% deferred second due on sale or refinance; TSAHC offers up to 5% of the loan as either a grant (no repayment) or a forgivable second, with larger amounts for eligible heroes.

Limits: TDHCA and TSAHC income and purchase price limits vary by county and household size (higher in targeted areas where first-time status is waived); a 620 minimum credit score (higher for some conventional options) and homebuyer education are required.

Mortgage credit certificate: offered. The Texas Mortgage Credit Certificate (TDHCA) and TSAHC's MCC give first-time buyers a federal tax credit on a portion of annual mortgage interest, capped at $2,000 a year, combinable with certain first mortgages. More: claude-loan.com/mortgage-laws/texas/

Utah

Housing finance agency: Utah Housing Corporation

Programs: Utah Housing Corporation offers FirstHome (first-time buyers), HomeAgain (repeat buyers), Score (lower credit scores) and NoMI (no mortgage insurance) first mortgages, each combinable with a Utah Housing second mortgage for down payment and closing costs; the state's First-Time Homebuyer Assistance Program, when funded, provides up to $20,000 for new construction.

Assistance: Utah Housing's second mortgage covers up to 6% of the first-mortgage amount (the allowed percentage depends on the program) repaid over 30 years at a rate two percentage points above the first mortgage; the state's new-construction assistance program is a 0% deferred loan for qualifying buyers.

Limits: Utah Housing uses statewide income limits by household size and purchase price limits; minimum credit scores range from 620 (Score) to 660 (NoMI), and homebuyer education is required for some programs.

Mortgage credit certificate: not consistently offered, ask a participating lender. Utah does not currently operate a statewide Mortgage Credit Certificate program; ask a Utah Housing lender about other options. More: claude-loan.com/mortgage-laws/utah/

Vermont

Housing finance agency: Vermont Housing Finance Agency (VHFA)

Programs: The Vermont Housing Finance Agency's MOVE and Advantage programs offer first mortgages to first-time buyers (and repeat buyers in targeted areas), with the ASSIST down payment and closing cost loan; VHFA also offers a Mortgage Credit Certificate (MOVE MCC) and serves manufactured-home buyers.

Assistance: ASSIST provides a 0% second loan (commonly $10,000 to $15,000 depending on program and need) with no monthly payment, due on sale, refinance or payoff, to cover down payment and closing costs.

Limits: VHFA income limits vary by county and household size and purchase price limits apply (higher in targeted areas); a 620 minimum credit score and homebuyer education are required for ASSIST.

Mortgage credit certificate: offered. VHFA's MOVE MCC pairs a first mortgage with a Mortgage Credit Certificate worth a federal tax credit on a portion of annual interest, subject to income and price limits. More: claude-loan.com/mortgage-laws/vermont/

Virginia

Housing finance agency: Virginia Housing (formerly VHDA)

Programs: Virginia Housing (formerly VHDA) offers conventional, FHA, VA, USDA and Plus Second Mortgage first-time buyer loans, the Down Payment Assistance Grant and Closing Cost Assistance Grant, and the Virginia Housing Mortgage Credit Certificate; its SPARC program provides rate reductions through localities.

Assistance: The Down Payment Assistance Grant provides 2% to 2.5% of the price (depending on loan type) with no repayment; the Closing Cost Assistance Grant provides 2% for VA and USDA loans; the Plus Second Mortgage covers 3% to 5% as a 30-year second for buyers who need more.

Limits: Virginia Housing income limits vary by region (highest in Northern Virginia) and household size, and purchase price limits apply; a 620 minimum credit score (660 for conventional) and a free homebuyer education class are required.

Mortgage credit certificate: offered. Virginia Housing's Mortgage Credit Certificate provides a federal tax credit of 10% of annual mortgage interest for the life of the loan to first-time buyers within income and price limits. More: claude-loan.com/mortgage-laws/virginia/

Washington

Housing finance agency: Washington State Housing Finance Commission (WSHFC)

Programs: The Washington State Housing Finance Commission's Home Advantage program offers FHA, VA, USDA and conventional first mortgages with down payment assistance to first-time and repeat buyers, House Key Opportunity serves lower-income first-time buyers, and the Covenant Homeownership Program (2024) provides deep assistance to buyers from communities harmed by historic racial covenants.

Assistance: Home Advantage DPA provides up to 4% to 5% of the first-mortgage amount as a 0% deferred second due on sale, refinance or payoff; House Key Opportunity and needs-based options provide up to $10,000 to $15,000; the Covenant program provides up to 20% of the price for eligible buyers.

Limits: Home Advantage uses a statewide income limit (not county-based) and no purchase price limit beyond loan limits; House Key Opportunity has county-based income and price limits; a 620 minimum credit score and the Commission's free homebuyer education class are required.

Mortgage credit certificate: not consistently offered, ask a participating lender. WSHFC has offered a Mortgage Credit Certificate program in the past; ask a Commission-trained lender whether it is currently available. More: claude-loan.com/mortgage-laws/washington/

West Virginia

Housing finance agency: West Virginia Housing Development Fund (WVHDF)

Programs: The West Virginia Housing Development Fund's Homeownership Program offers below-market first mortgages to first-time buyers (and repeat buyers in targeted areas), Movin' Up serves moderate-income repeat buyers, and the Low Down Home Loan adds down payment assistance.

Assistance: WVHDF's down payment and closing cost assistance is a second loan (commonly up to $10,000 or a percentage of the price, depending on the program) at a low fixed rate repaid over 15 years, covering the down payment and closing costs.

Limits: WVHDF income and purchase price limits vary by county and household size (higher in targeted areas); a 620 to 640 minimum credit score and homebuyer education are typical requirements.

Mortgage credit certificate: not consistently offered, ask a participating lender. West Virginia does not operate a Mortgage Credit Certificate program; ask a WVHDF-participating lender about other options. More: claude-loan.com/mortgage-laws/west-virginia/

Wisconsin

Housing finance agency: Wisconsin Housing and Economic Development Authority (WHEDA)

Programs: The Wisconsin Housing and Economic Development Authority's WHEDA Advantage (conventional and FHA) first mortgages pair with Easy Close DPA and Capital Access

Advantage down payment assistance; the WHEDA Tax Advantage is the state's MCC. Programs are open to repeat buyers within limits.

Assistance: Easy Close DPA provides up to 6% of the price as a 10-year second at a low fixed rate; Capital Access Advantage provides a smaller 0% deferred second (commonly $3,500 to $5,000) with no monthly payment for lower-income buyers.

Limits: WHEDA income and purchase price limits vary by county and household size (higher in targeted areas); a 620 minimum credit score and homebuyer education are required for most products.

Mortgage credit certificate: offered. The WHEDA Tax Advantage is a Mortgage Credit Certificate worth a federal tax credit on a portion of annual mortgage interest (up to $2,000 a year) for first-time buyers within income and price limits. More: claude-loan.com/mortgage-laws/wisconsin/

Wyoming

Housing finance agency: Wyoming Community Development Authority (WCDA)

Programs: The Wyoming Community Development Authority's Standard First-Time Homebuyer program offers below-market first mortgages, the HFA Preferred and Advantage programs serve other buyers, and the Home$tretch down payment assistance loan can be paired with most WCDA first mortgages.

Assistance: Home$tretch provides up to $15,000 as a 0% second loan with no monthly payment, due on sale, refinance or payoff, to cover down payment and closing costs; a $1,500 minimum borrower contribution and homebuyer education are required.

Limits: WCDA income limits vary by county and household size and purchase price limits apply (higher in targeted areas); a 620 minimum credit score is typical.

Mortgage credit certificate: not consistently offered, ask a participating lender. WCDA does not currently operate a Mortgage Credit Certificate program; ask a participating lender about any tax credit option. More: claude-loan.com/mortgage-laws/wyoming/

NOTES

Sources and notes

Every rule in this guide is quoted with its source as in force on the date of this edition, so you can read the official text yourself. The main sources are:

- eCFR, 24 CFR 93.2, definition of first-time homebuyer: https://www.ecfr.gov/current/title-24/subtitle-A/part-93/subpart-A/section-93.2
- HUD, find a HUD-approved housing counselor: https://www.hud.gov/findacounselor

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