



## LENDER NOTICE

### May 24, 2019—Income Limits for Loan Programs

Each year, based on adjustments to the HUD income data, New Hampshire Housing adjusts the income limits for loan programs and for Mortgage Credit Certificates (MCC). Income limit changes are effective for loan reservations as of May 28, 2019. Here are the new limits.

#### All Home Flex Programs

**\$128,900**

Borrower's qualifying income only

This is our annual update based on the HUD data.

#### All Home Preferred Programs

**\$105,900**

Borrower's qualifying income only

Fannie Mae just informed us that, within the next few months, Fannie Mae will again be changing the HFA Preferred Program. For now, we will end the existing approach of: i) using the HomeReady lookup tool; and ii) having different income limits for different Fannie Mae loan programs. Instead, there will be one income limit for all Home Preferred Programs (\$105,900). We hope this gives you an opportunity to offer Home Preferred, especially with Cash Assistance, to more of your borrowers. Once Fannie Mae provides us with the new approach, we will issue new guidelines. We don't yet know what the new structure will be. Nonetheless, we wanted to help you during this interim period—and we are mindful that more change is on the horizon.

#### Home Start Homebuyer Tax Credit (MCC)

Effective May 28, 2019, HBTC income and Purchase Price limits will change. This is our annual update based on the HUD data and IRS requirements.

Please see attached document for the new increased limit.

If you have any questions regarding these changes, please contact Darren O'Toole at 603-310-9245 or by email at [dotoole@nhhfa.org](mailto:dotoole@nhhfa.org).

Thank you for your continued support.

### NEW HAMPSHIRE HOUSING FINANCE AUTHORITY

32 Constitution Drive, Bedford, NH 03110  
Mail: PO Box 5087, Manchester, NH 03108

603.472.8623  
NHHFA.org





## Home Start Homebuyer Tax Credit Program Limits

Effective – 5/28/19

County/City/Town	INCOME LIMITS (Household Size)		PURCHASE PRICE LIMITS 1-Unit
	1-2	3+	
<b><u>Belnap</u></b>			
<b>Laconia</b>	\$110,500	\$128,900	\$345,000
All other communities	\$ 92,100	\$105,900	\$280,000
<b><u>Carroll</u></b>			
All Communities	\$ 92,100	\$105,900	\$280,000
<b><u>Cheshire</u></b>			
All Communities	\$ 92,100	\$105,900	\$280,000
<b><u>Coos</u></b>			
<b>Berlin, Lancaster, Whitefield</b>	\$110,500	\$128,900	\$345,000
All other Communities	\$ 92,100	\$105,900	\$280,000
<b><u>Grafton</u></b>			
<b>Littleton</b>	\$110,500	\$128,900	\$345,000
All other Communities	\$ 92,100	\$105,900	\$280,000
<b><u>Hillsborough</u></b>			
<b>Goffstown, Manchester</b>	\$110,500	\$128,900	\$354,000
All other Communities	\$ 92,100	\$105,900	\$289,000
<b><u>Merrimack</u></b>			
<b>Concord, Pittsfield</b>	\$110,500	\$128,900	\$345,000
All other Communities	\$ 92,100	\$105,900	\$280,000
<b><u>Rockingham</u></b>			
<b>Newmarket, Portsmouth</b>	\$110,500	\$128,900	\$450,000
All other Communities	\$ 92,100	\$105,900	\$370,000
<b><u>Strafford</u></b>			
<b>Dover, Rochester, Somersworth</b>	\$110,500	\$128,900	\$450,000
All other Communities	\$ 92,100	\$105,900	\$370,000
<b><u>Sullivan</u></b>			
<b>Claremont</b>	\$110,500	\$128,900	\$345,000
All other Communities	\$ 92,100	\$105,900	\$280,000

PLEASE NOTE:

Targeted Communities, in **bold**: first-time home buyer requirement does not apply.