



HomeOwnership Announcement

March 27, 2026

Expanded Down Payment Assistance

Available with **new first mortgage locks** between 4/27/2026 and 7/31/2026.

MassHousing will offer a 0% deferred first time home-buyer assistance loan of \$25,000, which will temporarily replace the current 15-year amortizing \$25,000 second mortgage loan at 2% or 3%. This new homebuyer assistance option is available to borrowers earning up to 135% of the Area Median Income (AMI).

- During the specified time noted above, Eligible borrowers will have access to a fixed DPA amount of \$25,000 statewide at a 0% *deferred interest rate*.
- Current amortized DPA products (4004,4006), will be replaced with the 0% deferred DPA product at the end of business on 4/24/2026 and reactivated on 08/3/2026.
- WFA 4.0 DPA parameters will not change.

0% Deferred Down Payment Assistance

New 0% Deferred DPA product 4007 parameters are below, along with the eligible 1st mortgage pairings.

DPA 0% Deferred 30 Year Fixed - 4007	
DPA is offered to FTHB's, purchasing a 1 Unit (SF/Condo/PUD) or 2-4 Unit properties in Massachusetts.	
Transaction Type	Purchase
Eligible Borrower	First Time Homebuyers
Property Type	1-4 Unit/Condo/PUD
DPA Features	<p>DPA Amount: Statewide—Fixed \$25,000</p> <p>Property Location: <i>Available in all cities/towns of the Commonwealth</i></p> <p>Terms: Second Mortgage 0% deferred, due upon Sale, Refinance or Payoff of the First Mortgage. (<i>amortization 360 months</i>)</p> <p><i>Please note MassHousing will not subordinate the DPA mortgage.</i></p>
Eligible 1st Mortgage Product Pairings	<ul style="list-style-type: none"> • Product 1001- FNMA HFA Preferred Up To 80 AMI • Product 2001- FHLMC HFA Advantage Up To 80 AMI • Product 1002- FNMA HFA Preferred Above 80 AMI • Product 2002 - FHLMC HFA Advantage Above 80 AMI • Product 3004 - FTHB FHA

Review [Product Matrix](#) for more information.

[Register for Trainings](#)

Reminder of Withdrawal / Lock Policy

Lenders may withdraw their current lock, resubmit a new lock after **10 CALENDAR days** to receive current rates and pricing of the given day. Floats are not impacted by this policy. (***Seller Guider Section 4.4: Withdrawals***)

Questions: Please email homeownership@masshousing.com or contact your Relationship Manager.