

Overcoming challenges: real answers to tough homebuying questions

How can I possibly afford a 10% or 20% downpayment?

You don't need to! Eligible MassHousing borrowers can qualify for down payment assistance for up to 3% of a home's purchase price or \$12,000, whichever is less. MassHousing also offers a number of low down payment options.

What you do need to do is look at all of your options and choose the mortgage that best fits your budget; make sure you can afford the monthly payments as well as the regular and unexpected costs of homeownership, from utilities to repairs to taxes.

How can I get a reasonable loan if I don't have a great credit score?

Credit standards vary. If you're concerned about qualifying for a loan, try our *mortgage eligibility check* (www.masshousing.com/eligibility) and *contact a MassHousing lender* (www.masshousing.com/banks).

If your credit score prevents you from qualifying for a MassHousing loan, you may have some work to do before you're ready for homeownership. A homebuyer education class is a great place to start, and will cover such topics as improving your credit, budgeting and the homebuying process. Find a homebuyer education class near you (www.chapa.org/looking-for-housing/homebuyer-workshops).

What if something happens and I can't make my mortgage payments?

Mortgage insurance usually only protects the bank in case a borrower can't repay their loan. Loans insured by MassHousing, however, come with MIPlus, a unique job loss protection benefit that helps you make monthly mortgage payments for up to six months if you lose your job.

Additionally, MassHousing is willing to work with borrowers who run into difficulties with their mortgage. If you run into a problem that prevents you from making your mortgage payment, it is important to contact MassHousing as soon as possible.

What happens if my home loses value?

For most people, buying a home is a long-term investment, and returns on that investment are not guaranteed. Your mortgage obligations will not change in the event your home loses value. The primary impact to a borrower of loss in home value would be a lower sale price or valuation if the home is sold or refinanced in the short-term. The good news is that the housing market tends to move slowly—homes gain or lose value over the long-term, not overnight.

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EQUAL HOUSING OPPORTUNITY