MassHousing Product Training

February 24, 2026

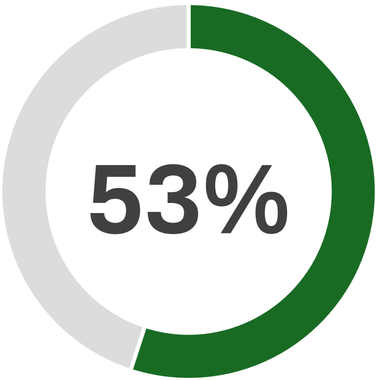
EQUAL HOUSING OPPORTUNITY

MASSHOUSING

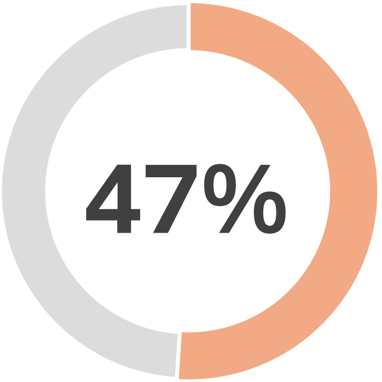
CY25 Production Highlights

3,123
loans

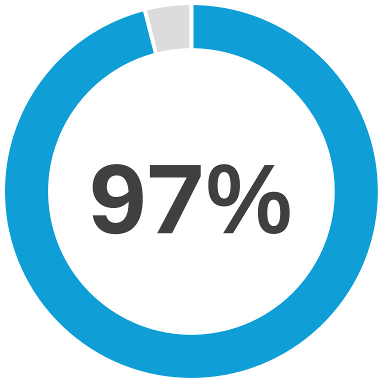
$529.3 m
total financing



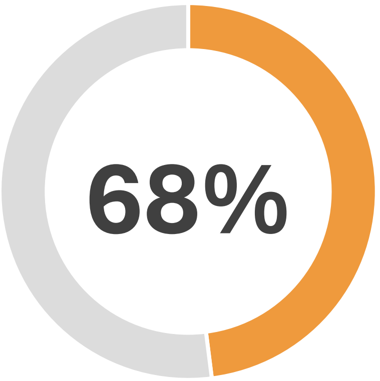
of total dollars loaned were to Borrower(s) of Color



of total dollars loaned went to Gateway Cities



of total dollars loaned to First Time Home Buyers



of total loans went to Borrower(s) below 100% of AMI

MassHousing HomeOwnership Numbers 01.01.2025 - 12.31.2025

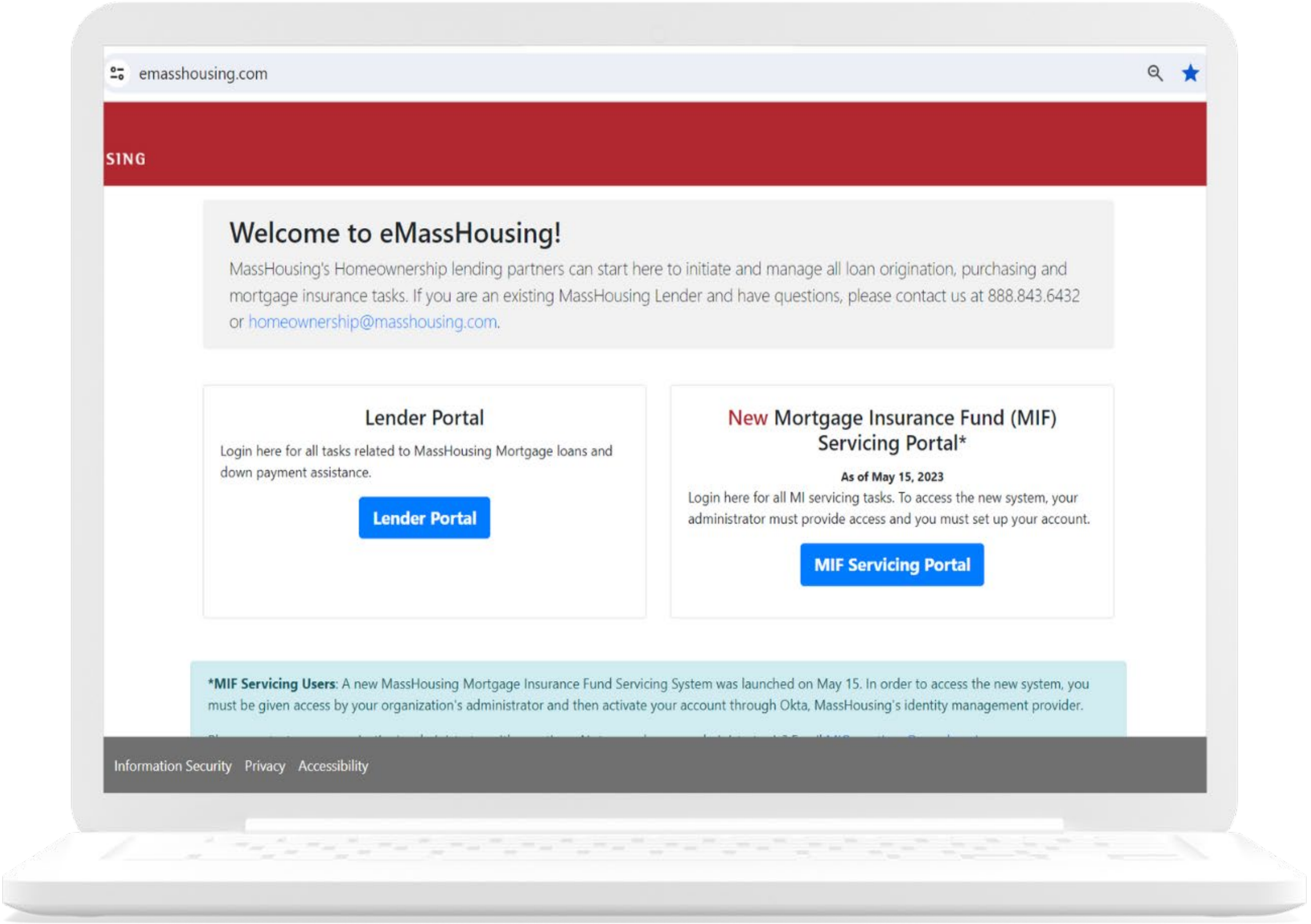
MassHousing

www.eMassHousing.com

Lender Portal

MassHousing's Homeownership lending partners can start here to initiate and manage all loan origination, purchasing and mortgage insurance tasks.

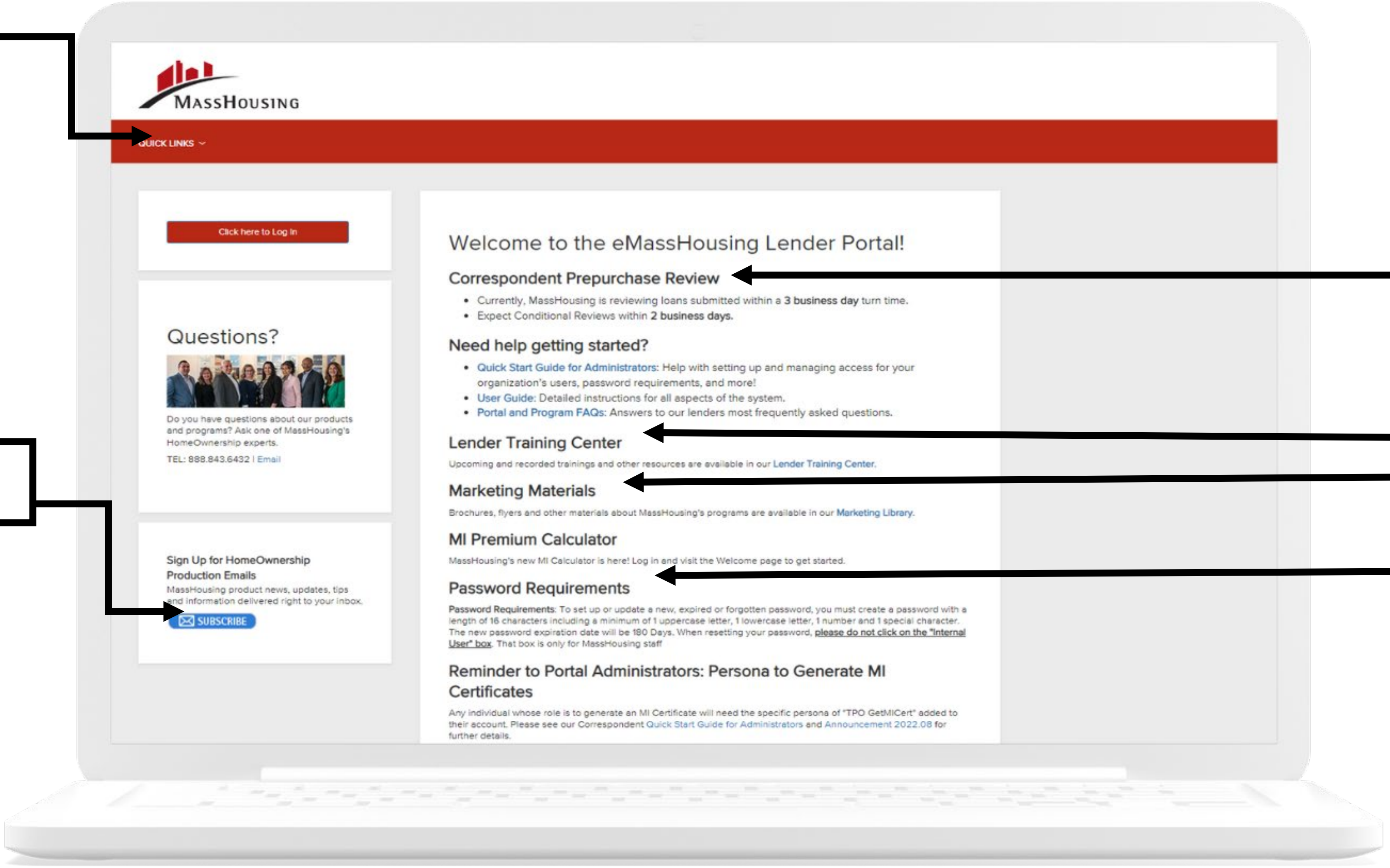
If you are an existing MassHousing Lender and have questions, please contact us at 888.843.6432 or homeownership@masshousing.com



Lender Portal Resources

Quick Links
- Product Matrix
- Seller Guide
- Announcements

Subscribe to receive announcements!



Correspondent Prepurchase Review
- Timeline

Lender Training
- Live online training
- Training materials

Marketing Materials
- Flyers for DPA & Step-by-Step guide

Password Requirements
- 16 characters in length

Income Certification Loan Action

Compliance Income certifications are required on all MassHousing first mortgage loan products.

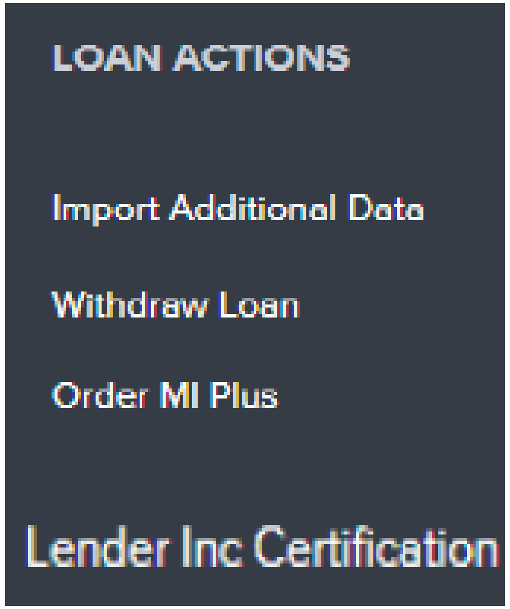
All certifications will be handled on the lender level through the **Income Certification Loan Action**.

Compliance Income is also required to be certified on all 2nd Mortgage Repair Loans (Home Improvement, Septic Repair and Get the Lead Out).

Best practice: Lender completes the income certification in a timely manner to avoid any impact on the loan closing. **Lender will be notified within 72 hours of certification if the loan has been selected for pre-closing validation review.**

HOW TO ACCESS:

- Open loan file
- On the left-hand side under loan actions



WFA 4.0 Down Payment Assistance

The fixed DPA dollar amount must be taken in FULL and may be used towards customary fees

WFA 4.0 DPA 0% Deferred 30 Year Fixed - 4005 **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 ONLY • Must meet Household Income limit
Property Type	**1-4 Unit/Condo/PUD**
DPA Features	**DPA Amount Statewide: Fixed $30,000** **Property Location:** *Available in all cities/towns of the Commonwealth* **Terms:** Second Mortgage which is **0% deferred** and due upon Sale, Refinance or Payoff of the First Mortgage. (amortization 360 months) ***Please note MassHousing will not subordinate the DPAmortgage.***
Eligible 1st Mortgage Product Pairings	• **Product 1006- WFA 4.0 FNMA HFA Preferred** • **Product 2006- WFA 4.0 FHLMC HFA Advantage** • **3005 - FHA WFA 4.0**

- Only available with a MassHousing WFA 4.0 loan
- Lenders must have the ability to close and disclose a 0% deferred rate loan
- DPA must be entered as an affordable community second (not as a gift/grant) with a deferred payment
- **Only fee allowed is the recording fee**

Amortizing Down Payment Assistance

The fixed DPA dollar amount must be taken in FULL and may be used towards customary fees

DPA 2% 15 Year Amortized - 4004 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	**DPA Amount: Statewide – Fixed $25,000** **Property Location:** ***Available in all cities/towns of the Commonwealth*** **Terms:** Second Mortgage at a **2% interest rate**, fully amortized **15 year-fixed rate** and is due upon sale or refinance of the property. ***Please note MassHousing will not subordinate the DPA mortgage.***
Eligible 1st Mortgage Product Pairings	• **Product 1001- FNMA HFA Preferred Up To 80 AMI** • **Product 2001- FHLMC HFA Advantage Up To 80 AMI** • **Product 3004 - FTHB FHA**

DPA 3% 15 Year Amortized – 4006 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	**DPA Amount: Statewide – Fixed $25,000** **Property Location:** ***Available in all cities/towns of the Commonwealth*** **Terms:** Second Mortgage at a **3% interest rate**, fully amortized **15 year-fixed rate** and is due upon sale or refinance of the property. ***Please note MassHousing will not subordinate the DPA mortgage.***
Eligible 1st Mortgage Product Pairings	• **Product 1002- FNMA HFA Preferred Above 80 AMI** • **Product 2002 - FHLMC HFA Advantage Above 80 AMI** • **Product 3004 - FTHB FHA**

- Only available with the **up to** 80% AMI & **above** 80% AMI loans
- DPA must be entered as an affordable community second (not as a gift/grant)
- **Only fee allowed is the recording fee**

Workforce Advantage 4.0

Key Features

- Discounted Interest Rate
- **0% Deferred** DPA - Required 2nd Lien
- Total Household Income Limit up to 60% AMI
- *Lender Paid Single MI premium paid by MassHousing*
- *MIPlus Benefits at no additional cost*
- *No Acquisition Cost Limits*
- No LLPAs
- No asset test
- 2-4-unit properties requires 3% of borrowers' own funds

DOWN PAYMENT ASSISTANCE available STATEWIDE for 1-4-unit properties and Condos.
***Product codes 1006 & 2006 WFA 4.0:** Although the MI single premium will be paid directly by MassHousing and does not require monetary remittance from the lender or borrower, *the lenders must obtain a Single Premium Lender Paid MI Certificate for the loan file and provide an LPMI disclosure to the borrower.*

Workforce Advantage (WFA 4.0)

WFA 4.0 Conventional allows the AUS flexibility of using either DU or LPA. Key features include:

- Conventional financing with no LLPAs
- No Mortgage insurance cost paid by Borrower
- 97% loan-to-value (LTV) financing
- Deferred 0% 2nd lien DPA loan provided by MassHousing
- Total Household Income limits apply and require additional MassHousing specific origination documents.

Product 1006- WFA 4.0 FNMA HFA Preferred Product 2006- WFA 4.0 FHLMC HFA Advantage						
Transaction Type	Purchase					
Income/Acquisition/ Loan Limits	Total Household Income Limits Conventional Loan Limits					
Eligible Borrower	First Time Homebuyers ONLY					
Mortgage Insurance	Lender Paid Single MI premium paid by MassHousing ***LPMI disclosure required***					
Occupancy	Owner Occupied/Primary Residence for the Life of the Mortgage					
Property Type	**1 Unit/Condo/PUD**			**2-4 Unit**		
Max LTV/CLTV	97%/105%			95%/105%		
Underwriting with required DPA	**LTV**	**Credit**	**DTI**	**LTV**	**Credit**	**DTI**
	≤ 97%	640	45%	≤ 95%	640	45%
AUS Findings	**DU (Product Code 1006)**			**LPA (Product Code 2006)**		
	Approve/Eligible Out of Scope			Eligible/Accept Out of Scope		
Feature Codes	DO/DU – "HFA Preferred"			LPA - "HFA Advantage"		
Borrower Contribution	1-Unit-No required borrower contribution, ***2-4Units, 3% borrower contribution***					
Fees	MassHousing Processing Fee: $300, Tax Service Fee: $85, Hazard Ins Tracking Fee: $89					
Homebuyer Counseling	• Homebuyer Education must be completed with a MassHousing approved Counseling Agency. • Landlord Counseling on 2-4 Unit properties by a MassHousing approved Agency					
Notes / Forms	• Renovation feature not available • No LLPA's • No Minimum LTV • **DPA Product 4005 REQUIRED /** *(amortization 360 months)* • **$2500 Closing Cost Credit for eligible Service Members/Veterans** • MassHousing Lender Forms and Resources					

Workforce Advantage FHA 4.0

Key Features

- Discounted Interest Rate
- **0% Deferred** DPA - Required 2nd Lien
- Total Household Income Limit up to 60% AMI
- **FHA Insured** (**No MIPlus**)
- **UFMIP** *not paid by MassHousing*
- No LLPAs
- **No minimum borrower contribution**
- No Acquisition Cost Limits
- Lesser of FHA or Conventional Loan Limits
- Must meet FHA Condo requirements

DOWN PAYMENT ASSISTANCE AVAILABLE Statewide for 1-4 Unit Properties and Condos.

Workforce Advantage (FHA WFA 4.0)

FHA WFA 4.0 allows the AUS flexibility of using either DU or LPA. Key features include:

- FHA financing with no LLPAs
- 96.5% loan-to-value (LTV) financing
- Deferred 0% 2nd lien DPA loan provided by MassHousing
- Total Household Income limits apply and require additional MassHousing specific origination documents.

UFMIP will NOT BE COVERED by MassHousing

3005 - FHA WFA 4.0			
Transaction Type	**Purchase**		
Income/Acquisition/ Loan Limits	Total Household Income Limits Lesser of FHA or Conventional Loan Limits		
Eligible Borrower	First Time Homebuyers ONLY		
Mortgage Insurance	FHA MIP / FHA UFMIP		
Occupancy	Owner Occupied/Primary Residence for the Life of the Mortgage		
Property Type	**1-4 Unit/Condo/PUD**		
Max LTV/CLTV	96.5%/105%		
Underwriting with required DPA	**LTV**	**Credit**	**DTI**
	96.5%	640	45%
AUS Findings	**DU (Product Code 3003)**	**LPA (Product Code 3003)**	
	Approve/Eligible	Eligible/Accept	
Feature Codes	DO/DU – Loan Type FHA	LPA – Loan Type FHA	
Borrower Contribution	Follow FHA Requirements		
Fees	MassHousing Processing Fee: $300, Tax Service Fee: $85, Hazard Ins Tracking Fee: $89		
Homebuyer Counseling	• Homebuyer Education must be completed with a MassHousing approved Counseling Agency. • Landlord Counseling on 2-4 Unit properties by a MassHousing approved Agency		
Notes / Forms	• Renovation feature not available • No minimum LTV • Insured by FHA (monthly and UFMIP FHA premiums apply) • No LLPA's • **DPA Product 4005 REQUIRED /** *(amortization 360 months)* • **$2500 Closing Cost Credit for eligible Service Members/Veterans** • MassHousing Lender Forms and Resources		

MassHousing Form L-101 WFA

WFA[1] & WFA FHA[2] INCOME LIMITS

WFA: MASSHOUSING WORKFORCE ADVANTAGE

Effective Date: June 16, 2025

COUNTY/COMMUNITY	INCOME LIMITS PER HOUSEHOLD SIZE*							
	1	2	3	4	5	6	7	8
BARNSTABLE COUNTY **Barnstable**, Bourne, Brewster, Chatham, Dennis, Eastham, Falmouth, Harwich, Mashpee, Orleans, Provincetown, Sandwich, Truro, Wellfleet, Yarmouth	57,420	65,640	73,860	82,020	88,620	95,160	101,760	108,300
BERKSHIRE COUNTY Alford, Becket, Clarksburg, Egremont, Florida, Great Barrington, Hancock, Monterey, Mount Washington, New Ashford,New Marlborough, North Adams, Otis, Peru, Sandisfield, Savoy, Sheffield, Tyringham, Washington, West Stockbridge, Williamstown, Windsor	50,220	57,360	64,620	71,760	77,520	83,280	88,980	94,740
Adams, Cheshire, Dalton, Hinsdale, Lanesborough, Lee, Lenox, Pittsfield, Richmond, Stockbridge	51,600	58,980	66,360	73,680	79,620	85,500	91,380	97,260
BRISTOL COUNTY Acushnet, Dartmouth, Fairhaven, Freetown, New Bedford	50,220	57,360	64,620	71,760	77,520	83,280	88,980	94,740
Attleboro, Fall River, North Attleborough, Rehoboth, Seekonk, Somerset, Swansea, Westport	48,060	54,900	61,740	68,580	74,100	79,560	85,080	90,540
Berkley, Dighton, Mansfield, Norton, **Taunton**,	52,800	60,300	67,860	75,360	81,420	87,420	93,480	99,480
Easton, Raynham	67,920	77,640	87,360	97,020	104,820	112,560	120,360	128,100
DUKES COUNTY Aquinnah, Chilmark, Edgartown, Aquinnah, Oak Bluffs, Tisbury, West Tisbury	63,060	72,060	81,060	90,060	97,320	104,520	111,720	118,920
ESSEX COUNTY Andover, Boxford, Georgetown, Groveland, **Haverhill**, **Lawrence**, Merrimac, **Methuen**, North Andover, West Newbury	59,400	67,860	76,320	84,780	91,620	98,400	105,180	111,960
Amesbury, Beverly, Danvers, Essex, Gloucester, Hamilton, Ipswich, **Lynn**, Lynnfield, Manchester, Marblehead, Middleton, Nahant, Newbury, Newburyport, **Peabody**, Rockport, Rowley, **Salem**, Salisbury, Saugus, Swampscott, Topsfield, Wenham	69,480	79,440	89,340	99,240	107,220	115,140	123,060	131,040
FRANKLIN COUNTY Ashfield, Bernardston, Buckland, Charlemont, Colrain, Conway, Deerfield, Erving, Gill, Greenfield, Hawley, Heath, Leverett, Leyden, Monroe, Montague, New Salem, Northfield, Orange, Rowe, Shelburne, Shutesbury, Sunderland, Warwick, Wendell, Whately **HAMPDEN COUNTY** Agawam, Blandford, Brimfield, Chester, **Chicopee**, East Longmeadow, Granville, Hampden, Holland, **Holyoke**, Longmeadow, Ludlow, Monson, Montgomery, Palmer, Russell, Southwick, **Springfield**, Tolland, Wales, West Springfield, **Westfield**, Wilbraham **HAMPSHIRE COUNTY** Amherst, Belchertown, Chesterfield, Cummington, Easthampton, Goshen, Granby, Hadley, Hatfield, Huntington, Middlefield, Northampton, Pelham, Plainfield, South Hadley, Southampton, Ware, Westhampton, Williamsburg, Worthington	50,220	57,360	64,620	71,760	77,520	83,280	88,980	94,740

Product codes: 1006, 2006, 3005
DPA* Product Code: 4005

[1]*Conventional Loan Limits only.*
[2]*Lower of the FHA or Conventional Loan Limits.*

*First Time Homebuyers may access Down Payment Assistance available in all cities/towns of the Commonwealth.

The DPA is a Fixed Loan Amount of $30,000.

The DPA is a Second Mortgage at a 0% deferred 30- year fixed, due upon sale or refinance of the property.

COUNTY/COMMUNITY	INCOME LIMITS PER HOUSEHOLD SIZE*							
	1	2	3	4	5	6	7	8
MIDDLESEX COUNTY								
Billerica, Chelmsford, Dracut, Dunstable, Groton, **Lowell**, Pepperell, Tewksbury, Tyngsborough, Westford	57,540	65,760	73,980	82,140	88,740	95,340	101,880	108,480
Acton, Arlington, Ashby, Ashland, Ayer, Bedford, Belmont, Boxborough, Burlington, Cambridge, Carlisle, Concord, **Everett**, **Framingham**, Holliston, Hopkinton, Hudson, Lexington, Lincoln, Littleton, **Malden**, Marlborough, Maynard, Medford, Melrose, Natick, Newton, North Reading, Reading, Sherborn, Shirley, Somerville, Stoneham, Stow, Sudbury, Townsend, Wakefield, Waltham, Watertown, Wayland, Weston, Wilmington, Winchester, Woburn	69,480	79,440	89,340	99,240	107,220	115,140	123,060	131,040
NANTUCKET COUNTY								
Nantucket	69,600	79,500	89,460	99,360	107,340	115,260	123,240	131,160
NORFOLK COUNTY								
Avon	55,200	63,120	70,980	78,840	85,200	91,500	97,800	104,100
Bellingham, Braintree, Brookline, Canton, Cohassett, Dedham, Dover, Foxborough, Franklin, Holbrook, Medfield, Medway, Millis, Milton, Needham, Norfolk, Norwood, Plainville, **Quincy**, **Randolph**, Sharon, Stoughton, Walpole, Wellesley, Westwood, Weymouth, Wrentham	69,480	79,440	89,340	99,240	107,220	115,140	123,060	131,040
PLYMOUTH COUNTY								
Abington, Bridgewater, **Brockton**, East Bridgewater, Halifax, Hanson, Lakeville, Marion, Mattapoisett, Middleborough, Plympton, Rochester, West Bridgewater, Whitman	55,200	63,120	70,980	78,840	85,200	91,500	97,800	104,100
Carver, Duxbury, Hanover, Hingham, Hull, Kingston, Marshfield, Norwell, Pembroke, Plymouth, Rockland, Scituate, Wareham	69,480	79,440	89,340	99,240	107,220	115,140	123,060	131,040
SUFFOLK COUNTY								
Boston, **Chelsea**, **Revere**, Winthrop	69,480	79,440	89,340	99,240	107,220	115,140	123,060	131,040
WORCESTER COUNTY								
Athol, Hardwick, Hubbardston, New Braintree, Petersham, Phillipston, Royalston, Warren	52,140	59,580	67,020	74,460	80,460	86,400	92,820	98,340
Ashburnham, Fitchburg, Gardner, Leominster, Lunenburg, Templeton, Westminster, Winchendon	52,380	59,880	67,380	74,820	80,820	86,820	86,820	98,820
Berlin, Blackstone, Bolton, Harvard, Hopedale, Lancaster, Mendon Milford, Millville Southborough, Upton	67,620	77,280	86,940	96,600	104,280	112,020	119,760	127,500
Auburn, Barre, Boylston, Brookfield, Charlton, Clinton, Douglas, Dudley, East Brookfield, Grafton, Holden, Leicester, Millbury, Northborough, Northbridge, North Brookfield, Oakham, Oxford, Paxton, Princeton, Rutland, Shrewsbury, Southbridge, Spencer, Sterling, Sturbridge, Sutton, Uxbridge, Webster, Westborough, West Boylston, West Brookfield,Worcester	52,380	59,880	67,380	74,820	80,820	86,820	92,820	98,820

The combined income of all individuals who will occupy the property cannot exceed the limit for the property location.

**Income Limits based on HOME Income Limits

FNMA HFA Preferred and FHLMC HFA Advantage ≤80%AMI

Key Features

- Purchase
- **Limited Cash-out Refinance**
- **Charter Level MI** (with MIPlus)
- Up to 80% of AMI
- No first-time homebuyer requirement (unless accessing DPA*)
- **No LLPA's**
- No asset test
- Renovation Feature Available
- 2–4-unit properties requires 3% of borrowers' own funds

***DOWN PAYMENT ASSISTANCE available STATEWIDE for 1–4 unit Properties and Condos. DPA Note Rate 2%.**

FNMA HFA Preferred and FHLMC HFA Advantage Up To 80% AMI

FNMA HFA Preferred and FHLMC HFA Advantage Conventional allows the AUS flexibility of using either DU or LPA. Key features include:

- Borrower Income less than or equal to 80% of AMI
- 97% loan-to-value (LTV) financing
- Purchase or Limited Cash-out Refinance (LCOR)
- No Acquisition Cost Limits
- No LLPA's
- Statewide Down Payment Assistance

Product 1001- FNMA HFA Preferred Up To 80 AMI Product 2001- FHLMC HFA Advantage Up To 80 AMI						
Transaction Type	**Purchase, Rate and Term Refinance**					
Income/Loan Limits	80% of AMI / Conventional Loan Limits					
Eligible Borrower	No First Time Homebuyer Requirement ***(Unless accessing DPA)***					
Mortgage Insurance	Charter Level Coverage					
Occupancy	Owner Occupied/Primary Residence for the Life of the Mortgage					
Property Type	**1 Unit/Condo/PUD**			**2-4 Unit**		
Max LTV/CLTV	97%/105%			95%/105%		
Underwriting	**LTV**	**Credit**	**DTI**	**LTV**	**Credit**	**DTI**
	≤ 97%	640	45%	≤ 95%	640	45%
AUS Findings	**DU (Product Code 1001)**			**LPA (Product Code 2001)**		
	Approve/Eligible			Eligible/Accept		
Feature Codes	DO/DU – "HFA Preferred"			LPA - "HFA Advantage"		
Borrower Contribution	1-Unit-No required borrower contribution 2-4 Units, 3% borrower contribution					
Fees	MassHousing Processing Fee: $300, Tax Service Fee: $85, Hazard Ins Tracking Fee: $89					
Homebuyer Counseling	• Homebuyer Education must be completed • Landlord Counseling on 2-4 Unit properties					
Notes	• Renovation feature available • No LLPA's • DPA Product Code 4004 Available • **$2500 Closing Cost Credit for eligible FTHB's who are Service Members/Veterans** • MassHousing Lender Forms and Resources					

FNMA HFA Preferred and FHLMC HFA Advantage >80%AMI

Key Features

- Purchase
- **Limited Cash-out Refinance**
- **Standard Level MI** (with MIPlus)
- Up to 135% of AMI
- No first-time homebuyer requirement (unless accessing DPA*)
- **No LLPAs**
- No asset test
- Renovation Feature Available
- 2–4-unit properties requires 3% of borrowers' own funds

***DOWN PAYMENT ASSISTANCE available STATEWIDE for 1–4 unit Properties and Condos. DPA Note Rate 3%.**

FNMA HFA Preferred and FHLMC HFA Advantage Above 80%AMI

FNMA HFA Preferred and FHLMC HFA Advantage Conventional allows the AUS flexibility of using either DU or LPA. Key features include:

- Borrower Income up to 135% of AMI
- 97% loan-to-value (LTV) financing
- Purchase or Limited Cash-out Refinance (LCOR)
- No Acquisition Cost Limits
- No LLPA's
- Statewide Down Payment Assistance

Product 1002- FNMA HFA Preferred Above 80 AMI Product 2002 - FHLMC HFA Advantage Above 80 AMI						
Transaction Type	**Purchase, Rate and Term Refinance**					
Income/Loan Limits	135% of AMI / Conventional Loan Limits					
Eligible Borrower	No First Time Homebuyer Requirement ***(Unless accessing DPA)***					
Mortgage Insurance	Standard Level Coverage					
Occupancy	Owner Occupied/Primary Residence for the Life of the Mortgage					
Property Type	**1 Unit/Condo/PUD**			**2-4 Unit**		
Max LTV/CLTV	97%/105%			95%/105%		
Underwriting	**LTV**	**Credit**	**DTI**	LTV	Credit	DTI
	≤ 97%	640	45%	≤ 95%	640	45%
AUS Findings	**DU (Product Code 1002)**			**LPA (Product Code 2002)**		
	Approve/Eligible			Eligible/Accept		
Feature Codes	DO/DU – "HFA Preferred"			LPA - "HFA Advantage"		
Borrower Contribution	1-Unit-No required borrower contribution 2-4 Units, 3% borrower contribution					
Fees	MassHousing Processing Fee: $300, Tax Service Fee: $85, Hazard Ins Tracking Fee: $89					
Homebuyer Counseling	• Homebuyer Education must be completed • Landlord Counseling on 2-4 Unit properties					
Notes	• Renovation feature available • No LLPA's • DPA Product Code 4006 Available • **$2500 Closing Cost Credit for eligible FTHB's who are Service Members/Veterans** • MassHousing Lender Forms and Resources					

FTHB FHA

Key Features

- **Purchase only**
- **Aggressively priced rates**
- **Expanded** Income Limits – up to 135% AMI
- **FHA Insured** (No MIPlus)
- No LLPA's
- **No minimum borrower contribution**
- **No Acquisition Cost Limits**
- Lesser of FHA or Conventional Loan Limits
- Must meet FHA Condo requirements

DOWN PAYMENT ASSISTANCE available STATEWIDE for 1-4 Unit Properties and Condos. DPA Note Rate 2% and 3% available dependent upon income.

FTHB FHA

FTHB FHA allows the AUS flexibility of using either DU or LPA. Key features include:

- FHA financing with no LLPAs
- FHA MIP / FHA UFMIP
- No Acquisition Cost Limits
- 96.5% loan-to-value (LTV) financing
- Both products maintain Income limits and require additional MassHousing specific origination documents.
- Statewide Down Payment Assistance

Product 3004 - FTHB FHA			
Transaction Type	**Purchase**		
Income / Loan Limits	135% of AMI Lesser of FHA or Conventional Loan Limits		
Eligible Borrower	First Time Homebuyers ONLY		
Mortgage Insurance	FHA MIP / FHA UFMIP		
Occupancy	Owner Occupied/Primary Residence for the Life of the Mortgage		
Property Type	**1-4 Unit/Condo/PUD**		
Max LTV/CLTV	96.5%/105%		
Underwriting	**LTV**	**Credit**	**DTI**
	96.5%	640	45%
AUS Findings	**DU (Product Code 3004)**	**LPA (Product Code 3004)**	
	Approve/Eligible	Eligible/Accept	
Feature Codes	DO/DU – Loan Type FHA	LPA – Loan Type FHA	
Borrower Contribution	Follow FHA Requirements		
Fees	MassHousing Processing Fee: $300, Tax Service Fee: $85, Hazard Ins Tracking Fee: $89		
Homebuyer Counseling	• Homebuyer Education must be completed • Landlord Counseling on 2-4 Unit properties		
Notes	• Renovation feature not available • No minimum LTV • Insured by FHA (monthly and UFMIP FHA premiums apply) • No LLPA's • DPA Product Code 4004 Available • DPA Product Code 4006 Available • **$2500 Closing Cost Credit for eligible Service Members/Veterans** • MassHousing Lender Forms and Resources		

MassHousing Form: L-101 HFA Preferred/HFA Advantage

INCOME AND LOAN LIMITS

Effective Date: June 2, 2025

COUNTY/COMMUNITY	80%	135%	COUNTY/COMMUNITY	80%	135%
BARNSTABLE COUNTY Barnstable, Bourne, Brewster, Chatham, Dennis, Eastham, Falmouth, Harwich, Mashpee, Orleans, Provincetown, Sandwich, Truro, Wellfleet, Yarmouth	$99,280	$167,535	**HAMPSHIRE COUNTY** Amherst, Belchertown, Chesterfield, Cummington, Easthampton, Goshen, Granby, Hadley, Hatfield, Huntington, Middlefield, Northampton, Pelham, Plainfield, South Hadley, Southampton, Ware, Westhampton, Williamsburg, Worthington	$95,200	$160,650
BERKSHIRE COUNTY Adams, Alford, Becket, Cheshire, Clarksburg, Dalton, Egremont, Florida, Great Barrington, Hancock, Hinsdale, Lanesborough, Lee, Lenox, Monterey, Mt. Washington, New Ashford, New Marlborough, North Adams, Otis, Peru, Pittsfield, Richmond, Sandisfield, Savoy, Sheffield, Stockbridge, Tyringham, Washington, West Stockbridge, Williamstown, Windsor	$81,520	$137,565	**MIDDLESEX COUNTY** Acton, Arlington, Ashby, Ashland, Ayer, Bedford, Belmont, Billerica, Boxborough, Burlington, Cambridge, Carlisle, Chelmsford, Concord, Dracut, Dunstable, Everett, Framingham, Groton, Holliston, Hopkinton, Hudson, Lexington, Lincoln, Littleton, Lowell, Malden, Marlborough, Maynard, Medford, Melrose, Natick, Newton, North Reading, Pepperell, Reading, Sherborn, Shirley, Somerville, Stoneham, Stow, Sudbury, Tewksbury, Townsend, Tyngsborough, Wakefield, Waltham, Watertown, Wayland, Westford, Weston, Wilmington, Winchester, Woburn	$121,680	$205,335
BRISTOL COUNTY Acushnet, Attleboro, Berkley, Dartmouth, Dighton, Easton, Fairhaven, Fall River, Freetown, Mansfield, New Bedford, North Attleborough, Norton, Raynham, Rehoboth, Seekonk, Somerset, Swansea, Taunton, Westport	$92,080	$155,385	**NANTUCKET COUNTY** **Nantucket**	$130,800	$220,725
DUKES COUNTY Chilmark, Edgartown, Aquinnah, Gosnold, Oak Bluffs, Tisbury, West Tisbury	$122,640	$206,955	**NORFOLK COUNTY** Avon, Bellingham, Braintree, Brookline, Canton, Cohassett, Dedham, Dover, Foxborough, Franklin, Holbrook, Medfield, Medway, Millis, Milton, Needham, Norfolk, Norwood, Plainville, Quincy, Randolph, Sharon, Stoughton, Walpole, Wellesley, Westwood, Weymouth, Wrentham	$121,680	$205,335
ESSEX COUNTY Amesbury, Andover, Beverly, Boxford, Danvers, Essex, Georgetown, Gloucester, Groveland, Hamilton, Haverhill, Ipswich, Lawrence, Lynn, Lynnfield, Manchester, Marblehead, Merrimac, Methuen, Middleton, Nahant, Newbury, Newburyport, North Andover, Peabody, Rockport, Rowley, Salem, Salisbury, Saugus, Swampscott, Topsfield, Wenham, West Newbury	$121,680	$205,335	**PLYMOUTH COUNTY** Abington, Bridgewater, Brockton, Carver, Duxbury, East Bridgewater, Halifax, Hanover, Hanson, Hingham, Hull, Kingston, Lakeville, Marion, Marshfield, Mattapoisett, Middleborough, Norwell, Pembroke, Plymouth, Plympton, Rochester, Rockland, Scituate, West Bridgewater, Wareham, Whitman	$121,680	$205,335
FRANKLIN COUNTY Ashfield, Bernardston, Buckland, Charlemont, Colrain, Conway, Deerfield, Erving, Gill, Greenfield, Hawley, Heath, Leverett, Leyden, Monroe, Montague, New Salem, Northfield, Orange, Rowe, Shelburne, Shutesbury, Sunderland, Warwick, Wendell, Whately	$99,760	$168,345	**SUFFOLK COUNTY** Boston, Chelsea, Revere, Winthrop	$121,680	$205,335
HAMPDEN COUNTY Agawam, Blandford, Brimfield, Chester, Chicopee, East Longmeadow, Granville, Hampden, Holland, Holyoke, Longmeadow, Ludlow, Monson, Montgomery, Palmer, Russell, Southwick, Springfield, Tolland, Wales, West Springfield, Westfield, Wilbraham	$76,960	$129,870	**WORCESTER COUNTY** Ashburnham, Athol, Auburn, Barre, Berlin, Blackstone, Bolton, Boylston, Brookfield, Charlton, Clinton, Douglas, Dudley, East Brookfield, Fitchburg, Gardner, Grafton, Hardwick, Harvard, Holden, Hopedale, Hubbardston, Lancaster, Leicester, Leominster, Lunenburg, Mendon, Milford, Millbury, Millville, New Braintree, North Brookfield, Northborough, Northbridge, Oakham, Oxford, Paxton, Petersham, Phillipston, Princeton, Royalston, Rutland, Shrewsbury, Southbridge, Southborough, Spencer, Sterling, Sturbridge, Sutton, Templeton, Upton, Uxbridge, Warren, Webster, West Boylston, West Brookfield, Westborough, Westminster, Winchendon, Worcester	$98,160	$165,645

Product codes: 1001, 1002, 2001, 2002, 3004
DPA Product codes: 4004, 4006

*First Time Homebuyers may access Down Payment Assistance available in all cities/towns of the Commonwealth.

The DPA is a Fixed Loan Amount of $25,000.

The DPA is a Second Mortgage at a 2%, or 3% interest rate based on AMI, fully amortized 15 year-fixed rate and is due upon sale or refinance of the property.

CONVENTIONAL MORTGAGE LOAN LIMITS

CLICK HERE FOR LIMITS

***Please note the Area Median Income (AMI) is provided by FHFA and may differ from the median income posted on HUD's website**

FHA MORTGAGE LOAN LIMITS (please note we cap on conforming loan limits)

CLICK HERE FOR LIMITS

Mortgage Payment Protection

Included with the mortgage insurance provided by MassHousing at **no additional cost to the borrower**

Covers principal and interest portion of the mortgage for up to **6 months (up to $4,000 per month)**

Can be used for any 6 months during first 10 years of the mortgage—after first 6 months of mortgage payments

Since 2004, we have paid over $7.1M in benefits on over 7,000 claims;
to help homeowners remain in their home after becoming unemployed

Mortgage Insurance for Conventional Products

Monthly or Single MI premiums available. Single premiums can be lender paid, or borrower paid.

MI quotes are available for credit scores as low as 640.

Charter level MI coverage

LTV	Coverage
97% to 95.01%	18%
95% to 90.01%	16%
90% to 85.01%	12%
85% & below	6%
Does not apply to FHA loans	

Standard level MI coverage

LTV	Coverage
97% to 95.01%	35%
95% to 90.01%	30%
90% to 85.01%	25%
85% & below	12%
Does not apply to FHA loans	

Important Reminders

- MassHousing Condo overlays (review seller guide section 3.8)
- Multi Family reminders
  - PMI will be required for the life of the loan, or as indicated on the mortgage insurance certificate.
  - 3% minimum borrower contribution required into the transaction per GSE guidelines.
  - 75% of the projected rents needs to be factored into the compliance income for purchases.
  - Follow your AUS Findings for reserve requirements.
- Open judgements and IRS Tax Liens must be paid off prior to closing (refer to seller guide 3.7.1)
- Owner-occupancy - occupy within 60 days of closing, maintain residency for life of the loan
- Tax transcripts – last 3 years consecutive for all first mortgage loan products
- FNMA/FHLMC additional data page on your LOS– must complete to receive findings
- Must also include the DPA dollar amount in the Applied to Down Payment field in the URLA 4B. Other New Mortgage Loans on the Property you are Buying or Refinancing.
- When uploading a file to TPO, it's highly recommended to use ILAD 3.4 format to avoid issues with dropping credit scores.
- MassHousing Mortgage Insurance required on conventional products >80% LTV
- Please ensure the *B-001* *Borrower's Affidavit and Disclosure of Federal Subsidy Recapture* is executed at time of application (for FTHB's only)

Still have questions? Ask our experts!

Connect with our team at any point in your homebuying journey for personalized help and advice.

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Thank You!

MassHousing

EQUAL HOUSING OPPORTUNITY