



Greater Boston Association of Realtors  
NEW MassHousing Down Payment  
Assistance Programs

*Effective 3.18.2024*



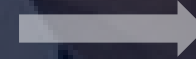
# 5 Year Goal

Over the last year and half, many social and economic disparities have received attention. One of the most dramatic is that the home ownership rate for Black Indigenous People of Color is only about half of what it is for white homeowners in Massachusetts.

**MassHousing is committed to doing its part to change that.**

**Over the next three years we intend to build up the percentage of MassHousing loans made to Persons of Color**

**49%**



**50%**

*MassHousing loans  
made to BIPOC  
borrowers*

*2026*



# GBAR Region

MassHousing is proud to have helped over 2,100 families purchase their homes in FY23 with over \$679 million in 1<sup>st</sup> mortgage funding. We are excited to announce the New Down Payment Assistance from MassHousing FEATURING TWO NEW DPA PROGRAMS for \$30,000 and \$25,000 just in time for the Spring market. Saving for a down payment is frequently the biggest barrier for first-time homebuyers and you won't find other Down Payment Assistance (DPA) like MassHousing's!

**Middlesex County, \$104,237,088.00/300 families**

**Norfolk County, \$55,788,311.00/152 families**

**Suffolk County, \$51,861,233.00/132 families**

**\$211,886,632.00/584 families**



A man and a woman are moving boxes in a kitchen. The man is on the left, wearing a denim jacket and jeans, carrying a large cardboard box. The woman is in the center, wearing a grey t-shirt and jeans, carrying a blue box. In the foreground, a pink box sits on a grey kitchen island. The background shows white kitchen cabinets, a sink, and a window. The text "Down Payment Assistance" is overlaid in white on the image.

# Down Payment Assistance

# WFA 4.0 Down Payment Assistance Feature

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

<b>WFA 4.0 DPA Deferred 30 Year Fixed - 4005</b> <b>DPA is offered to FTHB's, purchasing a 1 Unit (SF/Condo/PUD) or 2-4 Unit properties in Massachusetts.</b>	
<b>Transaction Type</b>	Purchase
<b>Eligible Borrower</b>	First Time Homebuyers ONLY <ul style="list-style-type: none"><li>• Must meet Household Income, and Acquisition Cost limit for eligible 1st mortgage product</li></ul>
<b>Property Type</b>	<b>1-4 Unit/Condo/PUD</b>
<b>DPA Features</b>	<p><b>Loan Amount Statewide: Fixed \$30,000</b></p> <p><b>Property Location:</b> <i>Available in all cities/towns of the Commonwealth</i></p> <p><b>Terms:</b> Second Mortgage which is <b>0% deferred</b> and due upon Sale, Refinance or Payoff of the First Mortgage. (amortization 360 months)</p> <p><i>Please note MassHousing will not subordinate the DPA mortgage.</i></p>
<b>Eligible 1<sup>st</sup> Mortgage Product Pairings</b>	1006,2006,3005

# 15 Year Fixed Down Payment Assistance Feature

**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 ONLY <ul style="list-style-type: none"> <li>• Must meet Income and Acquisition Cost Limit for eligible 1st mortgage product</li> </ul>
Property Type	1-4 Unit/Condo/PUD
DPA Features	<p>Loan Amount: Statewide – Fixed \$25,000</p> <p>Property Location: Available in all cities/towns of the Commonwealth</p> <p>Terms: Second Mortgage at a 2% interest rate, fully amortized 15 year-fixed rate and is due upon sale or refinance of the property.</p> <p><i>Please note MassHousing will not subordinate the DPA mortgage.</i></p>
Eligible 1st Mortgage Product Pairings	1004,2004,3004  <b>1001,2001,1002,2002 ONLY available in Gateway Communities, City of Boston including all sections, Framingham, and Randolph.</b>

A man and a woman are moving boxes in a kitchen. The man is on the left, wearing a denim jacket and jeans, carrying a large cardboard box. The woman is on the right, wearing a grey t-shirt and jeans, carrying a blue box. In the foreground, a pink box sits on a grey kitchen island. The background shows white kitchen cabinets, a sink, and a window. The text "CONVENTIONAL LOAN PRODUCTS" is overlaid in the center.

# CONVENTIONAL LOAN PRODUCTS

# Workforce Advantage 4.0

## Key Features

- Discounted Interest Rate
- 0% Deferred DPA-Required 2<sup>nd</sup> Lien
- No LLPAs
- No minimum LTV
- Income Limit 80% AMI for Total Household Income
- **Lender Paid Single MI premium paid by MassHousing**
- **MIPlus Benefits Apply**
- Acquisition Cost Limits Apply
- 2-4 Unit Properties require 3% of Borrowers contribution

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

Current	NEW as of March 18th
Product Code: 1005,2005	Product Code: 1006, 2006
Eligible Property Type: 1-2 Unit Condo/PUD	Eligible Property type: <b>1-4 Unit, Condo/PUD</b>
Max LTV: 95% Single/Condo	Max LTV: <b>97% Single/Condo</b>
DPA: Based off 10% of purchase price	DPA \$ Amount: (Fixed 30k) STATEWIDE
Property location determined DPA \$ amount	Property location does not determine DPA \$ amount
MassHousing certified income	Lender responsible for income certification



## 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% 2<sup>nd</sup> lien DPA loan provided by MassHousing
- Total Household Income limits and Acquisition Cost 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	<a href="#">Total Household Income Limits</a> / <a href="#">Acquisition Cost Limits</a>			<a href="#">Conventional Loan Limits</a>		
Eligible Borrower	First Time Homebuyers ONLY					
Mortgage Insurance	Lender Paid Single MI premium paid by MassHousing <b>LPMI disclosure required</b>					
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, <b>2-4Units, 3% borrower contribution</b>					
MassHousing Forms <i>AllRegs Section 11</i>	<b>At Application:</b> <ul style="list-style-type: none"> <li>• <a href="#">B-001</a>, <a href="#">L-106 WFA</a>, <a href="#">L-107 WFA</a> (if applicable)</li> </ul> <b>At Closing:</b> <ul style="list-style-type: none"> <li>• <a href="#">Download Document Set</a></li> </ul>					
Fees	MassHousing Processing Fee: \$300, Tax Service Fee: \$85, Hazard Ins Tracking Fee: \$59					
Homebuyer Counseling	<ul style="list-style-type: none"> <li>• Homebuyer Education must be completed with a <a href="#">MassHousing approved Counseling Agency</a>.</li> <li>• Landlord Counseling on 2-4 Unit properties by a <a href="#">MassHousing approved Agency</a></li> <li>• Renovation feature not available</li> <li>• No LLPAs</li> <li>• No Minimum LTV</li> </ul>					
Notes	<ul style="list-style-type: none"> <li>• DPA Product 4005 REQUIRED / <a href="#">WFA DPA Instructions</a> (amortization 360 months)</li> <li>• \$2500 Closing Cost Credit for eligible Service Members/Veterans</li> </ul>					





# FTHB CONV

## Key Features

- **Aggressively priced Rates**
- **Expanded** Income Limits
- Charter Level MI (**MI PLUS**)
- **2-4 Unit properties require 3% of borrowers own funds**
- Not based on Total Household Income
- No LLPA's
- MIPlus Benefits
  
- **DOWN PAYMENT ASSISTANCE AVAILABLE** Statewide for 1-4 Unit Properties and Condos.

Current	NEW as of March 18th
DPA Product Code: 4001	DPA Product Code: 4004
DPA: Based off 5% of purchase price	DPA: <b>(Fixed 25k) STATEWIDE</b>
Income Certification not required	Lender responsible for Income Certification



FTHB CONV						
FTHB Conventional allows the AUS flexibility of using either DU or LPA. Key features include: <ul style="list-style-type: none"> <li>• Conventional financing with no LLPAS</li> <li>• Affordable mortgage insurance at Charter Level Coverage</li> <li>• Up to 97% loan-to-value (LTV) financing</li> <li>• Both products maintain Income limits and Acquisition Cost Limits and require additional MassHousing specific origination documents.</li> </ul>						
Product 1004- FTHB FNMA HFA Preferred Product 2004- FTHB FHLMC HFA Advantage						
Transaction Type	Purchase					
Income/Acquisition/ Loan Limits	<a href="#">Income Limits</a> / <a href="#">Acquisition Cost Limits</a> / <a href="#">Conventional Loan Limits</a>					
Eligible Borrower	First Time Homebuyers ONLY					
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 1004)			LPA (Product Code 2004)		
	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 2-4 Units, 3% borrower contribution					
MassHousing Forms <i>AllRegs Section 11</i>	<b>At Application:</b> <ul style="list-style-type: none"> <li>• <a href="#">B-001</a></li> </ul> <b>At Closing:</b> <ul style="list-style-type: none"> <li>• <a href="#">Download Document Set</a></li> </ul>					
Fees	MassHousing Processing Fee: \$300, Tax Service Fee: \$85, Hazard Ins Tracking Fee: \$59					
Homebuyer Counseling	<ul style="list-style-type: none"> <li>• Homebuyer Education must be completed</li> <li>• Landlord Counseling on 2-4 Unit properties</li> </ul>					
Notes	<ul style="list-style-type: none"> <li>• Renovation feature available</li> <li>• No LLPA's</li> <li>• DPA Product 4001 Available / <a href="#">DPA Instructions</a></li> <li>• <b>\$2500 Closing Cost Credit</b> for eligible Service Members/Veterans</li> </ul>					

MassHousing Form L-101 FTHB		FTHB INCOME AND ACQUISITION COST LIMITS- FTHB Conv: First Time Homebuyer Conventional			Effective Date: July 12, 2023			
Community/County		Income Limit	Community/County		Income Limit			
<b>BARNSTABLE COUNTY</b> Barnstable, Bourne, Brewster, Chatham, Dennis, Eastham, Falmouth, Harwich, Mashpee, Orleans, Provincetown, Sandwich, Truro, Wellfleet, Yarmouth		\$127,700	<b>HAMPSHIRE COUNTY</b> Amherst, Belchertown, Chesterfield, Cummington, Easthampton, Goshen, Granby, Hadley, Hatfield, Huntington, Middlefield, Northampton, Pelham, Plainfield, South Hadley, Southampton, Ware, Westhampton, Williamsburg, Worthington		\$127,700	<i>Product codes: 1004, 2004, DPA Product Code: 4001</i>		
<b>BERKSHIRE COUNTY</b> 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		\$124,875	<b>MIDDLESEX COUNTY</b> <i>Cambridge, Everett, Somerville</i>		\$164,200			
					\$149,300	<i>Acquisition Cost: The cost of acquiring a residence as a completed residential unit</i>		
						<b>ACQUISITION COST LIMITS</b>		
						<b>County</b>	<b>SF/Condo</b>	<b>2-4 Unit</b>
						Barnstable	\$715,092	\$915,451
						Berkshire	\$ 481,176	\$616,111
						Bristol	\$674,062	\$862,902
						Dukes	\$844,043	\$1,080,539
						Essex	\$844,083	\$1,080,539
						Franklin	\$481,176	\$616,111
						Hampden	\$481,176	\$616,111
						Hampshire	\$481,176	\$616,111
						Middlesex	\$844,043	\$1,080,539
						Nantucket	\$844,043	\$1,080,539
						Norfolk	\$844,043	\$1,080,539
						Plymouth	\$844,043	\$1,080,539
						Suffolk	\$844,043	\$1,080,539
						Worcester	\$481,176	\$616,111
<b>BRISTOL COUNTY</b> <i>Fall River</i>		\$140,400	<b>NANTUCKET COUNTY</b> Nantucket		\$136,300			
Acushnet, Attleboro, Berkley, Dartmouth, Dighton, Easton, Fairhaven, Freetown, Mansfield, New Bedford, North Attleborough, Norton, Raynham, Rehoboth, Seekonk, Somerset, Swansea, Taunton, Westport		\$127,700						
<b>DUKES COUNTY</b> Aquinnah, Chilmark, Edgartown, Gosnold, Oak Bluffs, Tisbury, West Tisbury		\$127,700	<b>NORFOLK COUNTY</b> Avon, Bellingham, Braintree, Brookline, Canton, Cohasset, Dedham, Dover, Foxborough, Franklin, Holbrook, Medfield, Medway, Millis, Milton, Needham, Norfolk, Norwood, Plainville, Quincy, Randolph, Sharon, Stoughton, Walpole, Wellesley, Westwood, Weymouth, Wrentham		\$149,300			
<b>ESSEX COUNTY</b> <i>Lawrence, Lynn</i>		\$164,200	<b>PLYMOUTH COUNTY</b> Carver, Duxbury, Hanover, Hingham, Hull, Kingston, Marshfield, Norwell, Pembroke, Plymouth, Rockland, Scituate, Wareham		\$149,300			
Amesbury, Andover, Beverly, Boxford, Danvers, Essex, Georgetown, Gloucester, Groveland, Hamilton, Haverhill, Ipswich, Lynnfield, Manchester, Marblehead, Merrimac, Methuen, Middleton, Nahant, Newbury, Newburyport, North Andover, Peabody, Rockport, Rowley, Salem, Salisbury, Saugus, Swampscott, Topsfield, Wenham, West Newbury		\$149,300	Abington, Bridgewater, Brockton, East Bridgewater, Halifax, Hanson, Lakeville, Marion, Mattapoisett, Middleborough, Plympton, Rochester, West Bridgewater, Whitman		\$127,700			
<b>FRANKLIN COUNTY</b> 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		\$127,700	<b>SUFFOLK COUNTY</b> <i>Boston, Chelsea</i>		\$164,200			
			Revere, Winthrop		\$149,300			
<b>HAMPDEN COUNTY</b> Agawam, Blandford, Brimfield, Chester, Chicopee, East Longmeadow, Granville, Hampden, Holland, Holyoke, Longmeadow, Ludlow, Monson, Montgomery, Palmer, Russell, Southwick, Springfield, Tolland, Wales, Westfield, West Springfield, Wilbraham		\$127,700	<b>WORCESTER COUNTY</b> 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		\$127,700			
<b>FTHB FHA IS TEMORARILY SUSPENDED FOR THIS PRODUCT</b>								

# FNMA HFA Preferred and FHLMC HFA Advantage ≤80%AMI

## Key Features

- Purchase, **Limited Cash-out Refinance**
- Charter Level MI (**MI PLUS**)
- Up to 80% of AMI
- Renovation Feature Available
- No LLPA's
- No acquisition cost limits
- 2-4 unit properties require 3% of borrowers contribution
- **DOWN PAYMENT ASSISTANCE** available in Gateway Cities or City of Boston, Framingham and Randolph for 1-4 unit Properties and Condos.

Current	NEW as of March 18th
DPA Product Code: 4001	DPA Product Code: 4004
DPA: Based off 5% of purchase price	DPA: <b>(Fixed 25k)</b>
DPA: Available Statewide	Available in Gateway Communities, City of Boston, Framingham, and Randolph. <b>NOT AVAILABLE STATEWIDE.</b>
Income Certification not required	Lender responsible for Income Certification



**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:

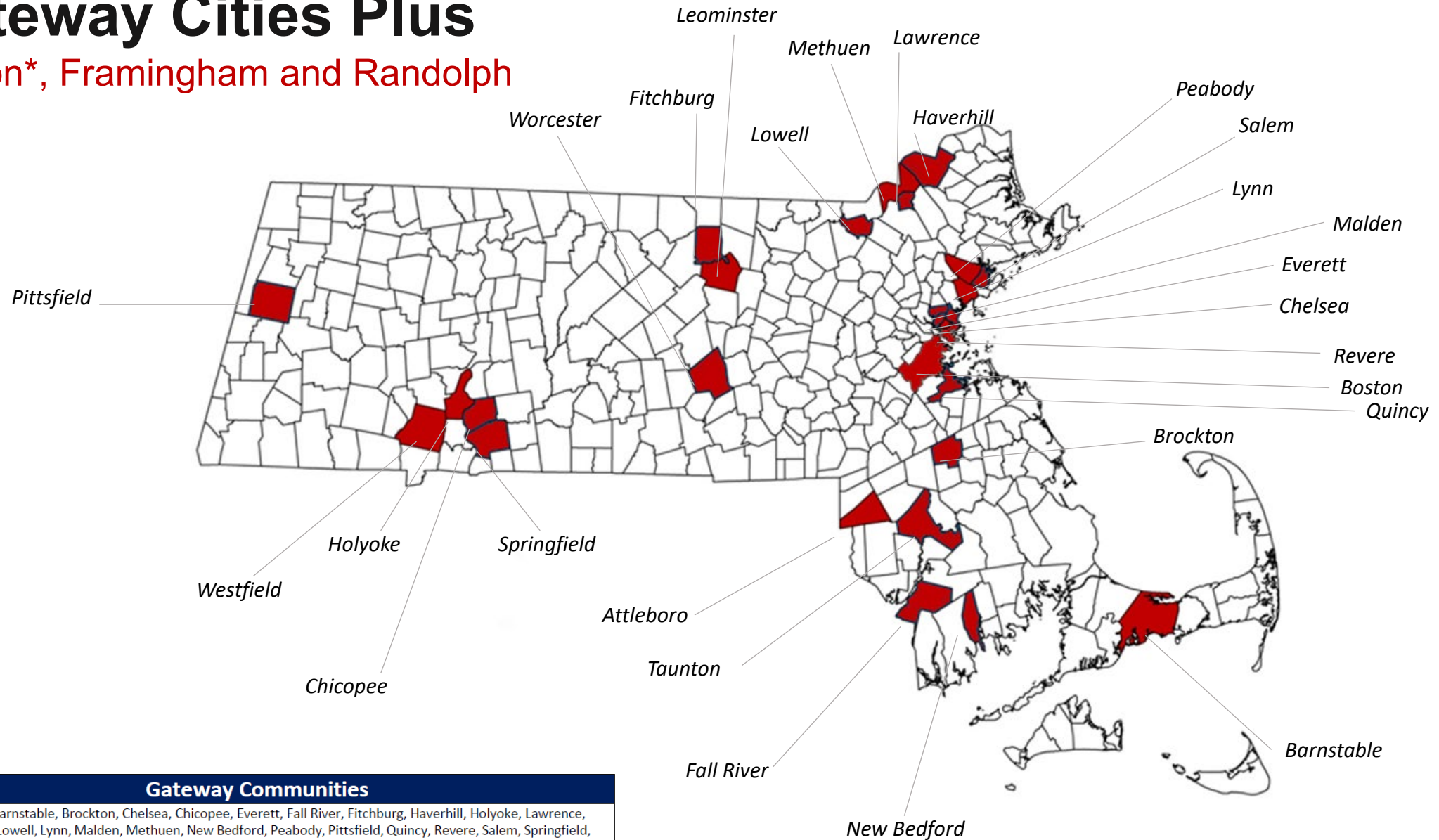
- Borrower Income less than or equal to 80% of AMI
- 97% loan-to-value (LTV) financing
- Purchase or Limited Cash-out Refinance (LCOR)
- No Acquisition Cost Limits
- No LLPA's
- **Down Payment Assistance ONLY** available in Gateway Communities, City of Boston including all sections, Framingham, and Randolph.

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	<a href="#">80% of AMI</a> / <a href="#">Conventional Loan Limits</a>					
Eligible Borrower	No First Time Homebuyer Requirement ( <i>Unless accessing DPA</i> )					
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					
MassHousing Forms <i>AllRegs Section 11</i>	<b>At Application:</b> <ul style="list-style-type: none"> <li>• <a href="#">B-001</a></li> </ul> <b>At Closing:</b> <ul style="list-style-type: none"> <li>• <a href="#">Download Document Set</a></li> </ul>					
Fees	MassHousing Processing Fee: \$300, Tax Service Fee: \$85, Hazard Ins Tracking Fee: \$59					
Homebuyer Counseling	<ul style="list-style-type: none"> <li>• Homebuyer Education must be completed</li> <li>• Landlord Counseling on 2-4 Unit properties</li> </ul>					
Notes	<ul style="list-style-type: none"> <li>• Renovation feature available</li> <li>• No LLPA's</li> <li>• <b>\$2500 Closing Cost Credit</b> for eligible FTBH's who are Service Members/Veterans</li> </ul>					

MassHousing Form: L-101 HFA Preferred/HFA Advantage		INCOME AND LOAN LIMITS (Conventional including FHA )*				Effective Date: July 12, 2023		
COUNTY/COMMUNITY	80%	135%	COUNTY/COMMUNITY	80%	135%	Product codes: 1001, 1002, 2001, 2002, 3001 DPA Product code: 4001		
<b>BARNSTABLE COUNTY</b> Barnstable, Bourne, Brewster, Chatham, Dennis, Eastham, Falmouth, Harwich, Mashpee, Orleans, Provincetown, Sandwich, Truro, Wellfleet, Yarmouth	\$99,440	\$167,805	<b>HAMPSHIRE COUNTY</b> Amherst, Belchertown, Chesterfield, Cummington, Easthampton, Goshen, Granby, Hadley, Hatfield, Huntington, Middlefield, Northampton, Pelham, Plainfield, South Hadley, Southampton, Ware, Westhampton, Williamsburg, Worthington	\$75,680	\$127,710	<b>GATEWAY CITIES*</b>		
<b>BERKSHIRE COUNTY</b> 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	\$74,000	\$124,875	<b>MIDDLESEX COUNTY</b> 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	\$113,040	\$190,755	Attleboro Barnstable Boston Brockton Chelsea Chicopee Everett Fall River Fitchburg Framingham	Haverhill Holyoke Lawrence Leominster Lowell Lynn Malden Methuen New Bedford Peabody	Pittsfield Quincy Randolph Revere Salem Springfield Taunton Westfield Worcester
<b>BRISTOL COUNTY</b> Acushnet, Attleboro, Berkley, Dartmouth, Dighton, Easton, Fairhaven, Fall River, Freetown, Mansfield, New Bedford, North Attleborough, Norton, Raynham, Rehoboth, Seekonk, Somerset, Swansea, Taunton, Westport	\$86,640	\$146,205	<b>NANTUCKET COUNTY</b> Nantucket	\$109,040	\$184,005	*First Time Homebuyers may access Down Payment Assistance for properties located in Gateway Cities, City of Boston, Randolph and Framingham. The maximum DPA is 5% of the purchase price or \$15,000 whichever is less. The DPA is a Second Mortgage at a 2% interest rate, fully amortized 15 year-fixed rate and is due upon sale or refinance of the property.		
<b>DUKES COUNTY</b> Chilmark, Edgartown, Aquinnah, Gosnold, Oak Bluffs, Tisbury, West Tisbury	\$104,000	\$175,500	<b>NORFOLK COUNTY</b> Avon, Bellingham, Braintree, Brookline, Canton, Cohasset, Dedham, Dover, Foxborough, Franklin, Holbrook, Medfield, Medway, Millis, Milton, Needham, Norfolk, Norwood, Plainville, Quincy, Randolph, Sharon, Stoughton, Walpole, Wellesley, Westwood, Weymouth, Wrentham	\$113,040	\$190,755			
<b>ESSEX COUNTY</b> 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	\$113,040	\$190,755	<b>PLYMOUTH COUNTY</b> 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	\$113,040	\$190,755	<b>CONVENTIONAL MORTGAGE LOAN LIMITS</b> <a href="#">CLICK HERE FOR LIMITS</a> *Please note the Area Median Income (AMI) is provided by FHFA and may differ from the median income posted on HUD's website		
<b>FRANKLIN COUNTY</b> 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	\$75,680	\$127,710	<b>SUFFOLK COUNTY</b> Boston, Chelsea, Revere, Winthrop	\$113,040	\$190,755			
<b>HAMPDEN COUNTY</b> 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	\$75,680	\$127,710	<b>WORCESTER COUNTY</b> 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	\$92,480	\$156,050	<b>FHA MORTGAGE LOAN LIMITS</b> (please note we cap on conforming loan limits) <a href="#">CLICK HERE FOR LIMITS</a>		
<b>*FHA WITH DPA IS TEMPORARILY SUSPENDED FOR THIS PRODUCT</b>								

# Gateway Cities Plus

Boston\*, Framingham and Randolph



## Gateway Communities

Attleboro, Barnstable, Brockton, Chelsea, Chicopee, Everett, Fall River, Fitchburg, Haverhill, Holyoke, Lawrence, Leominster, Lowell, Lynn, Malden, Methuen, New Bedford, Peabody, Pittsfield, Quincy, Revere, Salem, Springfield, Taunton, Westfield, and Worcester. City of Boston including all sections, Framingham, and Randolph.

A man and a woman are moving boxes in a kitchen. The man is on the left, wearing a denim jacket and jeans, holding a large cardboard box. The woman is on the right, wearing a grey t-shirt and jeans, holding a blue box. In the foreground, there is a pink box on a kitchen island. The kitchen has white cabinets, a stainless steel oven, and a window in the background. The text "Mortgage Insurance for Conventional Loans" is overlaid in the center of the image.

# Mortgage Insurance for Conventional Loans

# MIPlus

## What is MI Plus?

Loans insured by **MassHousing** feature MIPlus; a unique benefit that helps the borrower pay their mortgage **if they lose their job**.



A benefit included with the mortgage insurance provided by MassHousing **at no additional cost to the borrower.**

It covers the principal and interest portion of the mortgage for up to **6 months (up to \$2,000 per month).**

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

**Since March 2020, we have paid over \$1,000,000 in benefits;** and with unemployment still an issue for so many, we continue to help!





# THANK YOU!

*Contact us with anything that you might need when working with your next customer!*



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