



**Is Your Borrower Buying a Home Outside
the Tucson City Limits?
FHR is offering a Free Tax Credit Program
and \$500 Towards Closing Costs!**

Don't Miss This FREE Opportunity!

Did you know that your borrower may be able to increase his/her income tax refund by an average of \$1,500* every year for the life of the loan? In ten years, he/she could gain \$15,000!

If your borrower has to pay taxes, this credit will help reduce what he/she has to pay to the IRS.

Did you know that your borrower's lender can use the anticipated income from the MCC credit to help your borrower qualify for a loan?

* Amount of credit depends on loan amount and interest rate.

**Applying is FAST and EASY and must be done
PRIOR TO CLOSING! Call FHR at 318-0993.**

It is a WIN-WIN proposition for first-time homebuyers! For a limited time, first-time homebuyers can obtain a Mortgage Credit Certificate (MCC) with no initial program fee and receive a \$500 gift to help with closing costs on the purchase of their first home. The Credit is equal to 20% of the buyer's mortgage interest each year. A \$130,000 loan at 6% interest will benefit the homebuyer over \$1,500 in the first year.

The Program is limited to homebuyers purchasing a home in Pima County, outside of the Tucson city limits. The income limits for a 1 to 2 person household is \$53,300 and households with 3 or more can earn up to \$61,295. The purchase price limit is \$204,432. Homebuyers purchasing in an IRS Targeted Area have higher income and purchase price limits and do not have to be first time homebuyers. Applicants may obtain a loan with any Arizona lender and there are no fees and little paperwork for the lender. This program is for residents intending to occupy their home as a principal residence, not as an investment home. First time homebuyers are defined as those who have not owned a home in the last three years.

Family Housing Resources is the Administrator of the MCC Program and \$500 Grant, which is funded by the Industrial Development Authority of the County of Pima. For further information contact FHR at 520-318-0993 or 1-800 622-7462 or visit www.fhrmcc.org.

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For information on FHR down payment assistance and loan programs visits
www.familyhousingresources.com