



Are You Aware of the Mortgage Credit Certificate Program?

The Mortgage Credit Certificate (MCC) Program allows qualified first-time homebuyers to reduce their federal income tax by up to 20 percent of the annual interest paid on a mortgage loan. With less being paid in taxes, the homebuyer's net earnings increase, enabling him/her to more easily qualify for a mortgage loan.

General Qualifications*

- Your household income and the purchase price must not exceed the Maximum Purchase Prices in your area
- You must not have owned a principal residence in the last three years.
- You must occupy the home
- You must apply for the MCC through a participating Lender, and pay a **non-refundable** MCC application fee of .002 X the loan amount (1st and 2nd if applicable) (Example: \$300,000 total loaned X .002 = \$600.00 fee)
- You must purchase a single-family detached home, condominium, townhouse, or duplex within the program boundaries.

*MCCs are available throughout the County of San Diego, the City of San Diego, and Oceanside. Cities that do not have MCCs are La Mesa, Solana Beach and Del Mar.

The specifics on the maximum income limits within this program vary between San Diego County, the City of San Diego, and the City of Oceanside as shown below.

San Diego County - Max Income Limit

Number of Persons	Non-Targeted	Targeted
1-2 Persons	\$79,500	\$94,200
3+ Persons	\$90,275	\$109,900

For more information, please visit the San Diego County website at www.co.san-diego.ca.us.

City of San Diego - Max Income Limit

Number of Persons	Non-Targeted	Targeted
1-2 Persons	\$75,500	\$90,600
3+ Persons	\$86,825	\$105,700

For more information and to download the Lenders Manual, please go to www.sdhc.net.

City of Oceanside - Max Income Limit

Number of Persons	Non-Targeted	Targeted
1-2 Persons	\$74,900	\$89,900
3+ Persons	\$86,150	\$104,850

For more information and to download a fact sheet, please go to www.ahahousing.com.

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This information is subject to change and is for general reference only.