



SETH

SOUTHEAST TEXAS HOUSING FINANCE CORP.

**MORTGAGE CREDIT CERTIFICATE PROGRAM
LENDER TRAINING**

JAN 2024

WHAT IS A MORTGAGE CREDIT CERTIFICATE/MCC?

In 1984 Congress passed the Tax Reform Act as a means of providing housing assistance to families of low and moderate income. This was the creation of today's MCC Programs.

The MCC is a tax credit that helps reduce the amount of federal income tax due and provides additional available income to help a borrower qualify for a mortgage loan.

A homeowner can access this credit for the life of the mortgage loan.

Buyers may be subject to paying a federal recapture tax if they do not own or occupy the property as primary residence during the recapture period (usually 9 years.)

Tax credits are a powerful way of increasing a family's annual income.

WHAT DOES AN MCC DO?

Provides an income tax credit to the borrower as long as they own and occupy their home. The federal government already allows all homeowners to claim an itemized income TAX DEDUCTION for the interest paid each year on the mortgage loan. A TAX DEDUCTION reduces the amount of income that is taxed.

The MCC Program takes a portion of the mortgage interest paid and turns it into a TAX CREDIT. A TAX CREDIT is an amount returned to the buyer either by increasing the amount refunded in their tax return or decreasing the amount of taxes owed.

Because the CREDIT is accessible for the life of the loan, an MCC may save a homeowner thousands of dollars during the life of the mortgage loan.....
WHILE MAKING THE SAME MORTGAGE PAYMENT THEY WOULD MAKE WITHOUT THE MCC!!

NEW TAX CREDIT RATE

HOW DOES THIS WORK?

Here is a sample of one year of savings with the SETH MCC Program :

The actual amount of the CREDIT is determined by actual interest paid each year

Loan Amount= \$220,000 Interest Rate= 6.5%

Homeowner pays \$14,300 in mortgage interest this year

MCC Program Tax Credit Rate= 20%

$\$14,300 \times 20\% = \$2,860$

MCC TAX CREDIT PROVIDED: \$2,860

BENEFIT TO QUALIFY FOR MORTGAGE LOAN: \$238/month

FEDERAL RECAPTURE TAX NOT APPLICABLE AFTER 9 YEARS

For Recapture tax to apply, the homeowner must meet **ALL** the following conditions:

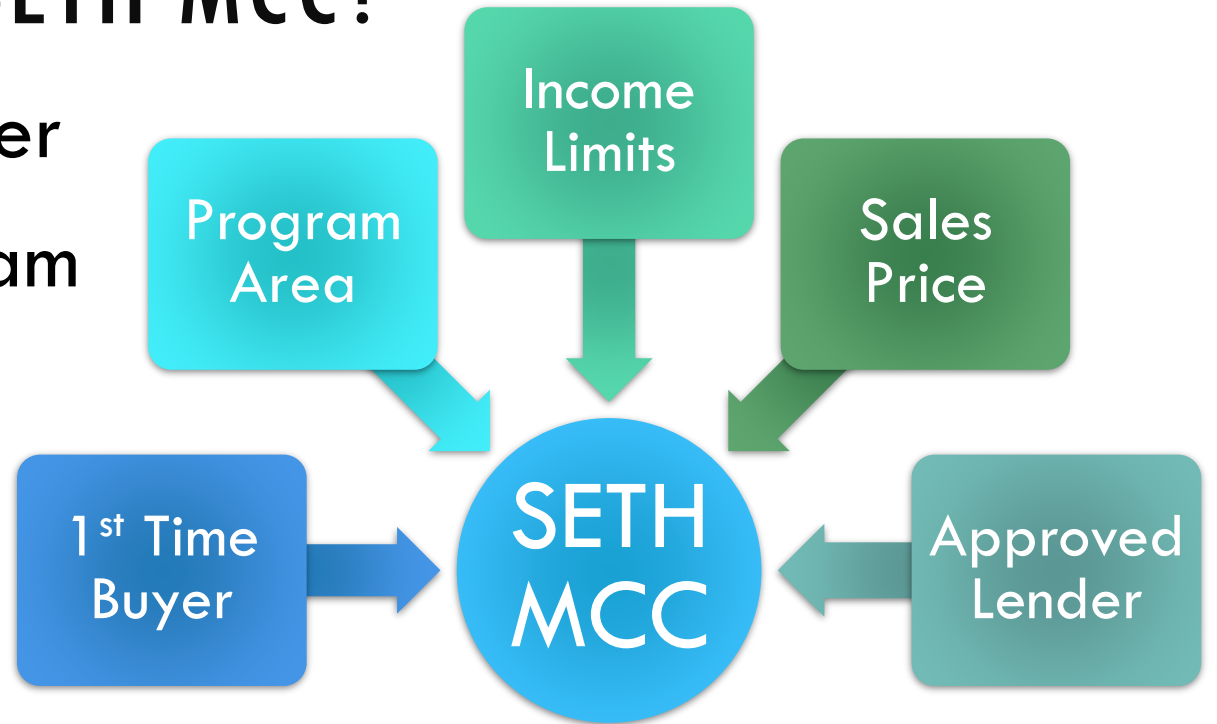
1. Sell the home within nine years;
2. Make a net profit (gain) on the sale of the home;
3. The Homeowner's household income must have increased at least 5% each year above the applicable income limit for the program.

MCC Programs are financed with Mortgage Revenue Bonds and may be subject to a Federal Recapture Tax.

After living in the home for the nine years, a buyer will no longer be subject to the recapture provision.

WHO QUALIFIES FOR THE SETH MCC?

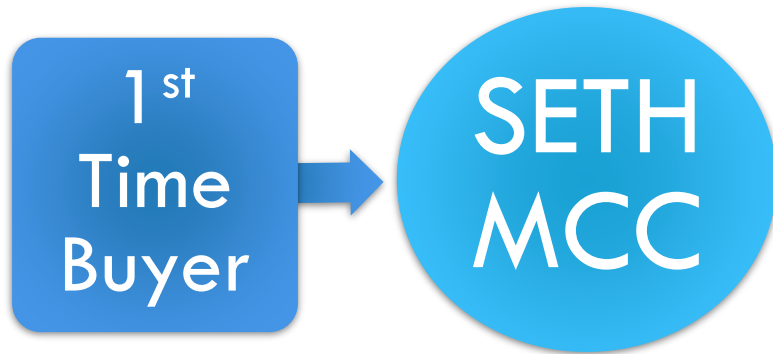
- Must be a 1st Time Homebuyer
- Purchase a Home in a Program Area
- Qualify for Mortgage Loan with Participating Lender
- Meet Income and Purchase Price Limits



Homebuyers receive a \$2,500 Grant at when combining with other SETH Programs



MUST BE A 1ST TIME HOMEBUYER

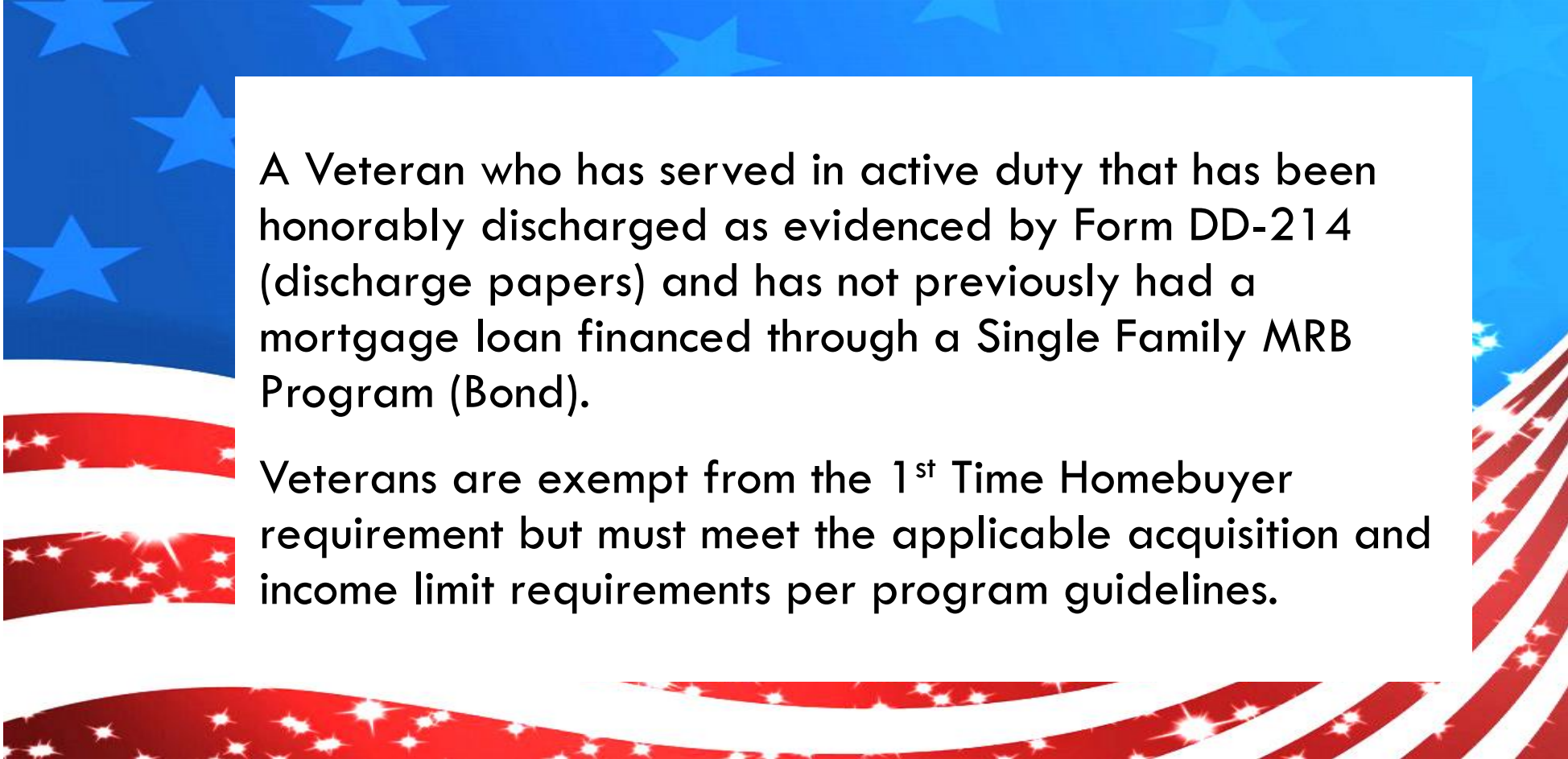


Definition: 1st Time Homebuyer – Borrower has not had an ownership interest in a principal residence within the last 3 years.

- Review previous 3 years signed IRS Tax Returns or Transcripts for all borrowers.

Note: 1st Time Homebuyer requirement waived for properties located in a “targeted area”

AVAILABLE EXEMPTIONS FOR A QUALIFIED VETERAN

A decorative graphic of the American flag, featuring a blue field with white stars and red and white stripes, framing the text.

A Veteran who has served in active duty that has been honorably discharged as evidenced by Form DD-214 (discharge papers) and has not previously had a mortgage loan financed through a Single Family MRB Program (Bond).

Veterans are exempt from the 1st Time Homebuyer requirement but must meet the applicable acquisition and income limit requirements per program guidelines.

MUST BE IN OUR PROGRAM AREAS



- Eligible Properties must be located in a Program Area Taxing Entity
- Pay property taxes to the City or County
- Check the Appraisal District or Tax Certs

Eligible Counties: Austin, Brazoria, Chambers, Liberty, Matagorda, Walker, Waller and Wharton

Eligible Cities: Baytown, Deer Park, Dickinson, La Marque, La Porte, League City, Pasadena, Santa Fe, Shoreacres, Texas City and Tomball.

EXCEPTIONS IN TARGETED AREAS

Higher Income and
Purchase Price Limits

Targeted Areas are census tracts in which 70 percent or more of the families have an income which is 80 percent or less of the statewide median family income, or an area designated as an area of chronic economic distress. Such areas are not subject to the prior home ownership restriction and have larger sales prices and income limits.

No First Time
Homebuyer
Requirement

[SETH MCC Targeted Census Tracts include:](#)

City of Baytown-2532.02, 2356.02

City of Pasadena- 3220.00, 3231.00, 3233.00, 3235.00

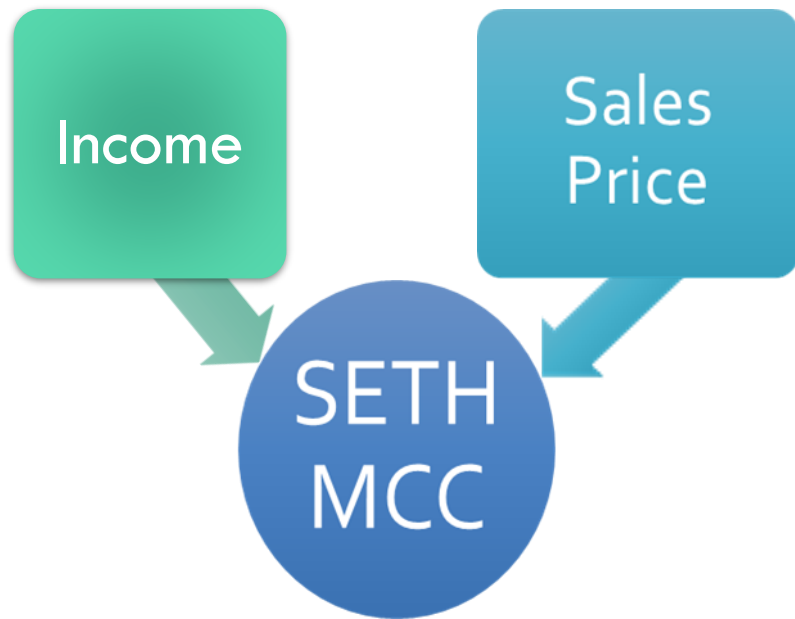
City of Texas City- 7222.00

Walker County- 7906.00;7907.00

Census tract search at

<https://geomap.ffiec.gov/FFIECGeocMap/GeocodeMap1.aspx>

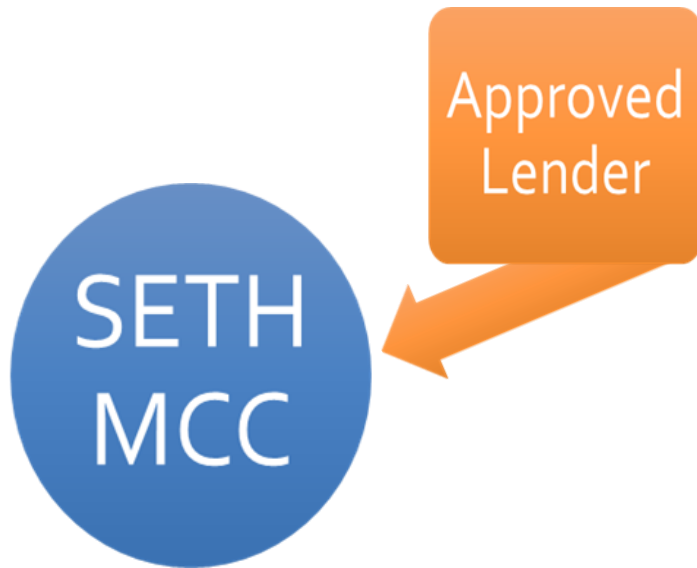
INCOME & PURCHASE PRICE LIMITS FOR SETH MCC



- Total Anticipated Annual Family Income is calculated to qualify for the MCC Program.
- Targeted areas: Higher purchase income and purchase price limits.

Location: Effective 6.13.2023	1-2 Family	3 or More	Purchase Price Limits
Austin County	\$92,000	\$105,800	\$481,176
Brazoria County	\$111,400	\$128,110	\$481,176
Counties of Chambers, Liberty, Waller Cities of Baytown, Deer Park, Dickinson, La Marque, La Porte, League City, Pasadena, Santa Fe, Shoreacres, Texas City and Tomball	\$93,200	\$107,180	\$481,176
Targeted Baytown 2532.02, 2356.02 Targeted Pasadena 3220.00, 3231.00, 3233.00 & 3235.00 Targeted Texas City 7222.00	\$106,320	\$124,040	\$588,104
Matagorda County	\$90,100	\$103,615	\$481,176
Walker County Targeted Walker County 7906.00 and 7907.00	\$90,100 \$102,360	\$103,615 \$119,420	\$481,176 \$588,104
Wharton County	\$90,100	\$103,615	\$481,176

APPROVED LENDER LIST



Want to be on the list?

Email us at compliance@sethtexas.com

FEES FOR THE SETH MCC PROGRAM

- 
- NO MCC Fees required
 - Optional Application Fee

*******NO MCC FEES*******

If combining SETH MCC with another program, the other program's fees will apply
SETH 5 Star, MyHome Plus fees remain the same

Lender can collect an optional \$75
Application Fee

Lender charges regular and customary fees

SETH'S HOMEBUYER EDUCATION IS REQUIRED

The SETH Homebuyer's Education class is required for one borrower.

Visit: www.sethfc.com

Cost of Homebuyer's Education Class:

1 person- \$100

Free for Charter Income Buyers with SETH 5Star or SETH MyHome Plus



CAN THE MCC BE COMBINED WITH OTHER PROGRAMS?



- The MCC can be a stand-alone program.
- Combine with SETH 5 Star or MyHome Plus Programs and receive \$2,500 MCC Grant!!
- Many City/County/State Down Payment Assistance Programs.
- FHA, USDA, VA & Conventional loans products.
- Cannot be combined with a Bond loan.

RESERVING THE MCC- CONTACT SETH FOR HELP

The SETH MCC is not on ehousingplus.com.

And must be reserved prior to loan closing.

Forms, income limits, etc <https://sethfc.com/lender-tool-box/>

Fillable Form Password: “sethhome”

Email: compliance@sethtexas.com phone: 281-484-4663

READY TO GET STARTED?

Send in Step One Items

- Must submit all docs. Partial packages not accepted.
- 3 Yrs Tax Returns will include all schedules and W2s. Signature pages must be signed.
- 3 Yrs Transcripts are accepted.
- Lock Confirmation needed for MCC Grant
- Allow for 2 Days for approval

SETH 2022 MCC SUBMISSION GUIDE

STEP ONE DOCUMENTS REQUIRED FOR RESERVATION

DOCUMENT 1 — MCC Submission Cover Sheet

DOCUMENT 2 — Affidavit of Applicant

Certification Of No Income (If Applicable)

Tax Return Affidavit (If Applicable)

Prior Residences

SETH Homebuyer Education Certificate

Previous 3 Years Signed Tax Returns or IRS Transcripts

Subject Property Tax Certificates or Appraisal District Print Out

Step One:
Send these
to SETH

Page 3

Page 9

Page 10

Page 11

STEP ONE: RESERVING THE MCC



DOCUMENT 1: MCC SUBMISSION COVER SHEET SOUTHEAST TEXAS HOUSING FINANCE CORPORATION

MCC Submission Cover Sheet

Fillable format

The following item is to be **left blank at this point:**

- Anticipated Family Income
(it will auto populate after completing Doc 2.)

Company Name: _____	Lender Title: _____
Lender Contact: _____	Email: _____
Lender Phone: _____	
Applicant 1: _____	Applicant 2: _____
Taxpayer ID # (TIN): _____	Taxpayer ID # (TIN): _____
First Time Home Buyer: _____ YES _____ NO	Qualified Veteran: _____ YES _____ NO
Anticipated Annual Family Income**: \$ <u>0</u>	Family Size: _____
**Enter all income in Document 2	Ethnicity (Optional): _____
Prior Year Adjusted Gross Income: \$ _____	
Subject Property Address: _____	
Subject Property County: _____	Residence: _____ New _____ Existing
Targeted Area: _____ YES _____ NO	Census Tract #: _____
Loan Amount: \$ _____	Purchase Price: \$ _____
MCC Commitment Number: _____	MCC Commitment Expiration Date: _____
Loan Maturity: _____	Interest Rate on Loan (%): _____
Loan Term (Years): _____	Lender Loan Number: _____
Closing Date: _____	
Is mortgage financed by a DPA Program? _____ NO _____ YES, Name: _____	

STEP ONE: RESERVING THE MCC

Document 2 : Affidavit of Applicant

- New or Existing home.
- Applicant or Co-applicant is or is not A Qualified Veteran.

List all household members

Borrower will be listed on the top line.

Use 2nd line for Spouse or Co-borrower. Any children in household need to be listed beginning on next line.

Non purchasing spouse, use 3rd line

If you need more lines for family member, copy this page and insert with application.



DOCUMENT 2 AFFIDAVIT OF APPLICANT

I am an applicant and mortgagor under The Southeast Texas Housing Finance Corporation's Mortgage Credit Certificate Program purchasing a ___new/ or ___existing residence which is located in the Counties of Austin, Brazoria, Chambers, Liberty, Matagorda, Walker, Waller and Wharton, Texas, and the Cities of Baytown, Deer Park, Dickinson, La Marque, La Porte, League City, Pasadena, Santa Fe, Shoreacres, Texas City and Tomball, Texas.

The Applicant or Co-Applicant including (non-purchasing spouse) is ___ or is not ___ A "Qualified Veteran" means a person who is a "veteran" (as defined in 38 U.S.C. Section 101) who has not previously obtained a loan financed by single family mortgage revenue bonds or a loan which utilized a mortgage credit certificate program using the veteran's exception to the 3-year requirement set forth in Section 143(d)(2)(D) of the Code. The Qualified Veteran must provide true and correct copies of his or her discharge or release papers (DD-214), which demonstrate that such discharge or release was other than dishonorable.

Household Information - Number of Persons that will live in the Residence:

NAME	RELATIONSHIP	AGE	SOCIAL SECURITY # - TIN

STEP ONE: RESERVING THE MCC

Name and Address of Employer for all members that will be Liabile on the Loan:

NAME	EMPLOYER NAME AND ADDRESS OR TYPE OF INCOME	MONTHLY GROSS INCOME

Total Monthly Gross Income _____ 0

X 12 =

Anticipated Annual Family Income 0 _____

Document 2: Anticipated Annual Family Income Cont.

Income of all mortgagors living in the property who are liable on the loan. This includes *Non- Purchasing Spouses.

- Monthly income means the sum of current monthly gross pay AND any additional income (investments, pensions, VA compensation, part-time employment, bonuses, dividends, interest, child support (even if sporadic). See Affidavit of Applicant for more information.
- Self employment-Follow Agency Guidelines for calculating family income for self-employed mortgagors.

STEP ONE: RESERVING THE MCC

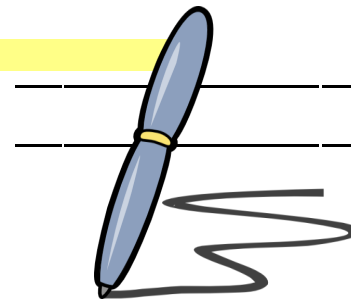


I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE UNITED STATES OF AMERICA AND THE STATE OF TEXAS THAT THE FOREGOING IS TRUE AND CORRECT.

NAME(S) OF APPLICANT:

SIGNATURE(S) OF APPLICANT

Two horizontal lines for the applicant's name, with a yellow highlight bar above the top line.



Doc 2: Anticipated Annual Family Income

Page 6 Signature page
Signed by all Applicants and
Non-Purchasing Spouses

STEP ONE: Reserving the MCC



PRIOR RESIDENCES:

[NOT REQUIRED FOR RESIDENCE LOCATED IN A TARGETED AREA]

During the last 3 years I have either:

- 1) Rented at the following address for the following periods

Address: _____	Landlord: _____
City: _____	From: _____ to _____
Address: _____	Landlord: _____
City: _____	From: _____ to _____
Address: _____	Landlord: _____
City: _____	From: _____ to _____

(Indicate additional addresses on separate sheet, if necessary)

- 2) Lived with the following members of my family (without owning a "Principal Residence"*) at the following addresses for the following periods of time:

Names: _____
Relationship: _____
Address: _____ City: _____ State: _____
Phone # (include area code): _____ From: _____ To: _____

Names: _____
Relationship: _____
Address: _____ City: _____ State: _____
Phone # (include area code): _____ From: _____ To: _____

Names: _____
Relationship: _____
Address: _____ City: _____ State: _____
Phone # (include area code): _____ From: _____ To: _____

PRIOR RESIDENCES

Enter Prior Residences for the last 3 years.

Section (1) Be sure to list landlords and dates.

Section (2) Use if living with relatives.

Section (3) Describe any other living arrangements

STEP ONE: RESERVING THE MCC



If applicable-

The following forms are only to be completed and submitted if necessary:

CERTIFICATION OF NO INCOME - is to be completed for any adult in the household who will be signing the Deed of Trust/Mortgage and earns NO INCOME.

TAX RETURN AFFIDAVIT - is to be completed for any adult in the household who will be signing the Deed of Trust/Mortgage and was NOT REQUIRED TO FILE FEDERAL TAX RETURNS.

IF APPLICABLE: OPTIONAL FORMS

- **Certification of No Income**
- **Tax Return Affidavit**

STEP ONE: Reserving the MCC



CERTIFICATION OF NO INCOME

All income must be verified for anyone receiving assistance. To comply with this requirement, please complete and sign the information requested in the certification below. This information will be held in the strict confidence and used only for the purpose of establishing eligibility for the MCC program.

I, _____, do hereby certify that I do NOT receive any income from ANY source.

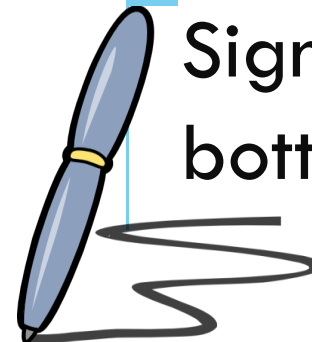
I understand sources of income include, but are not limited to, the following:

- | | |
|---------------------------------------|--------------------|
| Employment by a Company or Individual | Retirement Funds |
| Unemployment Compensation | Alimony |
| Social Security income | Income from Assets |
| Workers Compensation | Pensions |
| Child Support | General Assistance |

**IF APPLICABLE:
CERTIFICATION OF NO INCOME**

**Complete only for
family members with
no income.**

**Sign or e-sign at the
bottom.**



STEP ONE: Reserving the MCC



TAX RETURN AFFIDAVIT

I was not required by law to file a federal income tax return for the following year(s) and reason(s) stated below (please check the appropriate box):

	YEAR	REASON
<input type="checkbox"/>	20__	_____
<input type="checkbox"/>	20__	_____
<input type="checkbox"/>	20__	_____

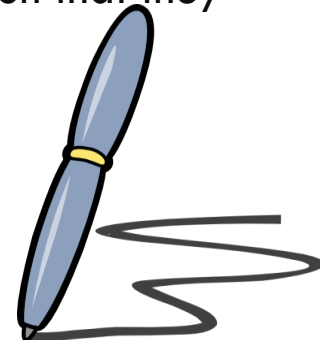
Material Misstatements and Penalties. I understand that this Affidavit will be relied upon to determine my eligibility for a Mortgage Credit Certificate. I understand that any material misstatement in this or any affidavit or certification made in connection with application for or issuance of a Mortgage Credit Certificate because I was negligent will result in a civil penalty of \$1,000, revocation of any MCC issued in connection with the application and any criminal penalty that may apply. Any material misstatement due to my fraud will result in a civil penalty of \$10,000, revocation of any MCC issued in connection with the application and any criminal penalty that may apply. I understand that perjury is a felony. A person who is convicted of perjury can be punished with a fine, imprisonment or both.

5. All documents attached to this Affidavit and marked as attachments are true and correct and not misleading.

NAME(S) OF APPLICANT(S):	SIGNATURE(S) OF APPLICANT(S)	TAXPAYER ID NUMBER(S):
_____	_____	_____
_____	_____	_____

IF APPLICABLE : TAX RETURN AFFIDAVIT

- ✓ Check box that goes with statement. If tax returns were not required, then state the year and reason that they were not required.
- ✓ Borrower /Co Borrower and All Spouses Sign.



* Cannot accept extensions. Must have actual return.

SETH ISSUES MCC CONDITIONAL COMMITMENT LETTER

SETH MCC: CLOSING PACKAGE CHECKLIST

SOUTHEAST TEXAS HOUSING FINANCE CORP.
11111 S. Sam Houston Pkwy East Houston, Texas 77089
281.484.4663 www.sethfc.com

Date: 12/02/2021

Lender: _____

Program: SETH MCC Program compliance@sethtexas.com

Subject: _____/SETH MCC Conditional Commitment letter

The SETH MCC Conditional Commitment Letter has been included for your records

The following items must be provided 15 days after closing. Items can be emailed to the SETH MCC Program at the address above. If you would like to fax these documents, please contact me directly for instructions.

1. MCC Submission Cover Sheet- include census tract



MCC Commitment #: SETH 2021-023

Expiration Date: 04/05/2022

Applicant: _____

Lender: _____

Loan Amount: \$ 197,653

SETH MCC Grant: _____

SOUTHEAST TEXAS HOUSING FINANCE CORPORATION
MORTGAGE CREDIT CERTIFICATE COMMITMENT LETTER- SETH MCC

TO THE ABOVE APPLICANT AND LENDER:

An Application in the form of an Affidavit of Applicant and related documentation pursuant to The Southeast Texas Housing Finance Corporation 2021 Mortgage Credit Certificate Program Manual, has been received by the undersigned Administrator and reviewed for its compliance with the terms and conditions of the Program. The Administrator has determined that the Applicant has complied with the initial requirements of the Program.

Subject to completion of the remaining terms and conditions prior to issuance of a Mortgage Credit Certificate pursuant to the Program Manual, the Administrator will execute and deliver a Mortgage Credit Certificate to the Applicant for a Loan amount not to exceed the above-indicated sum to be dated as of the date of closing the Loan. A copy of such Mortgage Credit Certificate shall be furnished to the Lender

SETH MCC: \$2,000 GRANT INSTRUCTIONS

SOUTHEAST TEXAS HOUSING FINANCE CORP.
11111 S. Sam Houston Pkwy East, Houston, Texas 77089
281.484.4663 www.sethfc.com

Date: 3/26/2022

Lender: Mortgage

Program: SETH MCC Program

Subject: Mickey Mouse SETH MCC

SOUTHEAST TEXAS HOUSING FINANCE CORPORATION

Grant Funding Request

This loan qualifies for our SETH MCC closing cost associated with the purchase of the property.

Date: 3/26/2022

Anticipated Closing Date: 5/1/2022

The Grant Funding Request must be completed **2 Business Days** prior to closing. Grant instructions provided by the MCC Lender.

Purpose: Assistance Funding Amount: \$ 2,000
Contract: SETH MCC / 2021
Purchaser: _____
Property Address: _____, TX

The \$2,000 SETH MCC Grant should be listed on the MCC Grant.

Authorization: _____

This funding request, duly approved and executed, shall serve as authorization to fund by wire transfer Two Thousand and no/100 dollars (\$2,000) from the Southeast Texas Housing Finance Corporation - DPA Account #760087844 at Wells Fargo Bank per the following wiring instructions for credit to the above referenced purchaser as indicated below:

Bank _____
ABA 107-005-319
Title Company _____
Account # _____

Reference: SF# _____ Borrower: _____

This amount represents a \$2,000 assistance funding from the Southeast Texas Housing Finance Corporation according to provisions of the SETH 2021 Mortgage Credit Certificate Program.

Program Approval: _____

Rhonda Mitchell
Homeownership Director
rmitchell@sethtexas.com

**Effective 2024:
\$2,500 Grant
Available only for
DPA Sponsored Programs**

NEW STEP FOR SETH MCC GRANT:

- SETH will send Grant Instructions and Funding Request with Commitment Letter
- Return Grant Funding Request 2 business days prior to closing
- SETH wires funds to title company
- Listed on CD as "SETH MCC Grant"
- Must close with a SETH Sponsored DPA Program (5 Star, MyHome Plus, Edge)
- Funds can be used for down payment and/or closing costs
- Not permitted to be refunded to borrower

STEP TWO: CLOSING

There may be items that will need to be signed at closing. Please review your Closing Package Checklist provided with the MCC Commitment.

Step Two: These items may need to be sent to Title Company and signed at closing:

1. Affidavit of Seller
2. Closing Affidavit
3. Lender Certification
4. Notice of Potential Recapture Tax

STEP TWO: Closing

Update MCC Cover Page with any changes in loan amount or interest rate, but not property address or income.



DOCUMENT 1: MCC SUBMISSION COVER SHEET SOUTHEAST TEXAS HOUSING FINANCE CORPORATION

Company Name: _____
Lender Contact: _____
Lender Phone: _____

Lender Title: _____
Email: _____

Applicant 1: _____
Taxpayer ID # (TIN): _____
First Time Home Buyer: _____ YES _____ NO
Anticipated Annual Family Income **: \$ _____
**Enter all income in Document 2
Prior Year Adjusted Gross Income: \$ _____

Applicant 2: _____
Taxpayer ID # (TIN): _____
Qualified Veteran: _____ YES _____ NO
Family Size: _____
Ethnicity (Optional): _____

Subject Property Address: _____

Subject Property Court: _____
Targeted Area: _____ YES _____ NO
Loan Amount: \$ _____

Residence: _____ New _____ Existing
Census Tract #: _____
Purchase Price: \$ _____

MCC Commitment Number: _____
MCC Commitment Expiration Date: _____

Loan Maturity: _____
Loan Term (Years): _____
Closing Date: _____

Interest Rate on Loan (%): _____
Lender Loan Number: _____

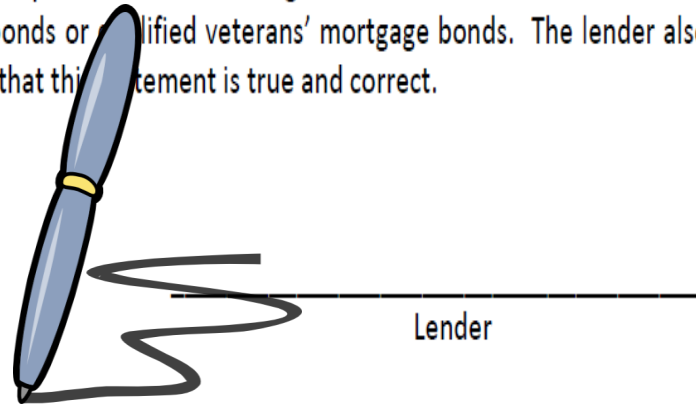
Is mortgage financed by a DPA Program? _____ NO _____ YES, Name: _____

Due 15 days after closing

STEP TWO: Closing

DOCUMENT 3: LENDER CERTIFICATION

To the best knowledge of the Lender, the Applicant nor the Seller of the Residence has submitted any negligent or fraudulent statements, contained in any of the documents submitted in connection with the issuance of the Mortgage Credit Certificate and that they are true and correct. The Lender certifies that no portion of the financing of the Residence has come from the proceeds of qualified mortgage bonds or qualified veterans' mortgage bonds. The lender also certifies under penalty of perjury that this statement is true and correct.



DOCUMENT 3: LENDER CERTIFICATION

Lender certifies that documents provided are accurate

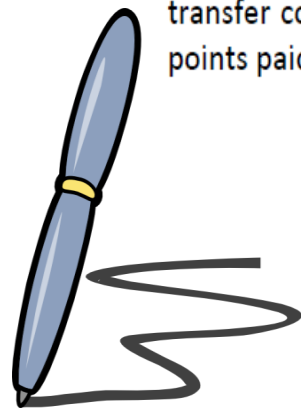
Lender completes & signs

STEP TWO: Closing

DOCUMENT 4: AFFIDAVIT OF SELLER

This document must be signed by Seller on or before closing date.

If it's an REO- no signature required/
blank must be checked on REO line.



DOCUMENT 4: AFFIDAVIT OF SELLER

To the Seller: The party purchasing your home has applied for a Mortgage Credit Certificate ("MCC") with The Southeast Texas Housing Finance Corporation ("SETH"). IRS and Program Guidelines require you (the Seller) to sign this document as verification that you and the buyer have agreed to the purchase price shown below. All blanks should be completed prior to receiving this Affidavit. We appreciate your cooperation with providing access to affordable housing programs like our MCC Program.

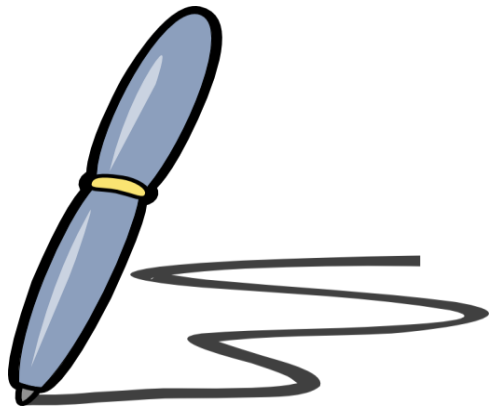
I, as the Seller of a residence located at _____, recognize that the buyer, _____, is applying for an MCC from The Southeast Texas Housing Finance Corporation's Mortgage Credit Certificate Program.

The purchase price for this property is \$_____, excluding all settlement costs, title and transfer costs, title insurance, survey fees, credit reference fees, legal fees, appraisal fees and points paid by the borrower.

STEP TWO: Closing

DOCUMENT 5: CLOSING AFFIDAVIT

I hereby reaffirm that the statements and information contained in the MCC Affidavit of Applicant which I executed on the ____ day of _____, 20____ were true, accurate and complete when made by me and remain true, accurate, complete and unchanged. This applies and is not limited to anticipated annual family income and sales price of subject property. *



DOCUMENT 5: CLOSING AFFIDAVIT

Lender completes and signs.
No material changes from
MCC submission.

STEP TWO: Closing

DOCUMENT 6 : NOTICE OF POTENTIAL RECAPTURE TAX



DOCUMENT 6

NOTICE OF POTENTIAL RECAPTURE TAX

(TO BE COMPLETED BY LENDER AND DELIVERED TO APPLICANT AT THE TIME OF CLOSING OF THE LOAN)

1. *General.* When you sell your home you may have to pay a recapture tax as calculated below. The recapture tax may also apply if you dispose of your home in some other way. Any references in this notice to the "sale" of your home also includes other ways of disposing of your home. For instance, you may owe the recapture tax if you give your home to a relative.

2. *Exceptions.* In the following situations, no recapture tax is due and you do not need to do the calculations:

(a) You dispose of your home later than nine years after you close your mortgage loan;

(b) Your home is disposed of as a result of your death;

(c) You transfer your home either to your spouse or to your former spouse incident to divorce and you have no gain or loss included in your income under Section 1041 of the Internal Revenue Code; or

(d) You dispose of your home at a loss.

B. *Maximum Recapture Tax.* The maximum recapture tax that you may be required to pay as an addition to your federal income tax is \$_____ [insert the total Loan amount times 6.25%]. This amount is 6.25% of the highest principal amount of your mortgage loan and is your federally subsidized amount with respect to the loan.

C. *Actual Recapture Tax.* The actual recapture tax, if any, can only be determined when you sell your home, and is the lesser of (1) 50% of your gain on the sale of your home, regardless of whether you have to include that gain in your income for federal income tax purposes, or (2) your recapture amount determined by multiplying the following three numbers:

(i) \$_____ [insert the total Loan amount times 6.25%] (the maximum recapture tax, as described in paragraph B above),

(ii) The holding period percentage, as listed in Column 1 in the Table, and

Formula for B & C =
Loan amount x 6.25%

STEP TWO: Closing

SETH

COUNTIES OF CHAMBERS, LIBERTY & WALLER, AND THE CITIES OF BAYTOWN, DEER PARK, DICKINSON, LA MARQUE, LA PORTE, LEAGUE CITY, PASADENA SANTA FE, SHOREACRES, TEXAS CITY AND TOMBALL

Table

DATE THAT YOU SELL YOUR HOME	EFFECTIVE 5/2017 (COLUMN 1) HOLDING PERIOD PERCENTAGE	(COLUMN 2) NON TARGETED AREA ADJUSTED QUALIFYING INCOME		(COLUMN 3) TARGETED AREA ADJUSTED QUALIFYING INCOME	
		NUMBER OF FAMILY MEMBERS LIVING IN YOUR HOME AT THE TIME OF SALE 2 OR LESS	3 OR MORE	NUMBER OF FAMILY MEMBERS LIVING IN YOUR HOME AT THE TIME OF SALE 2 OR LESS	3 OR MORE
Before the first anniversary of closing (See note below)	20%	\$71,500	\$82,225	\$85,800	\$100,100
On or after the first anniversary of closing, but before the second anniversary of closing	40%	\$75,075	\$86,336	\$90,090	\$105,105
On or after the second anniversary of closing, but before the third anniversary of closing	60%	\$78,828	\$90,653	\$94,594	\$110,360
On or after the third anniversary of closing, but before the fourth anniversary of closing	80%	\$82,770	\$95,185	\$99,324	\$115,878
On or after the fourth anniversary of closing, but before the fifth anniversary of closing	100%	\$86,908	\$99,945	\$104,290	\$121,672
On or after the fifth anniversary of closing, but before the sixth anniversary of closing	80%	\$91,254	\$104,942	\$109,504	\$127,755
On or after the sixth anniversary of closing, but before the seventh anniversary of closing	60%	\$95,816	\$110,189	\$114,980	\$134,143
On or after the seventh anniversary of closing, but before the eighth anniversary of closing	40%	\$100,607	\$115,698	\$120,729	\$140,850
On or after the eighth anniversary of closing, but before the ninth anniversary of closing	20%	\$105,638	\$121,483	\$126,765	\$147,893

NOTE: Closing means the closing date for your loan.* **Leader:** The actual notice to the applicant must provide the actual dollar figures for adjusted qualifying incomes for each of the years covered by the table. The entries in the first row are the highest qualifying incomes that, as of the date of the mortgage loan closing, would have met the low income requirement of Section 143(f) of the Code, taking into account whether the home financed with the subsidized mortgage loan is located in a targeted area as described in Section 143(j) of the Code (but determined without regard to Section 143(f)(3)(A) of the Code) or in a high housing cost area as described in Section 143(f)(5) of the Code. The entries in each subsequent row equal the entries in the immediately preceding row, times 1.05. The formula for determining these numbers is set forth in Section 143(m)(5) of the Code. Please refer to the "Worksheet to Compute Recapture Tax" provided by the Program Administrator in order to complete Column 2.

RECAPTURE TAX TABLE

Choose and attach correct Recapture Tax Table for County

STEP TWO: Closing

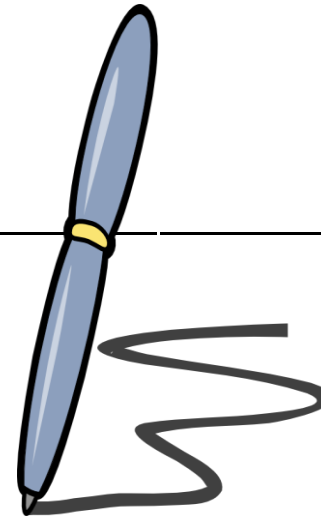
Please acknowledge your receipt of a copy of this notice by signing below.

Signature of Applicant

Signature of Applicant

Date

Date



All Applicants and Non
Purchasing Spouses sign



CONGRATULATIONS!!

YOUR BORROWER HAS CLOSED

WITH A SETH MCC

**DON'T FORGET TO RETURN
ALL OUTSTANDING DOCUMENTS
AND FINAL CD TO SETH**



- Your buyer will receive their MCC Certificate in the mail.
- Remind them to make a copy of their MCC Certificate. They will need it for tax time.
- To help your buyer remember to claim their credit SETH will mail an example of the tax form the following January after closing.



STATUS CHANGE DOCUMENTS

These forms are provided upon request.

Document 7: Extension Request Form

This form extends the commitment for an additional 30 days. Must be submitted prior to commitment expiration date. Must accompany a lender company check, money order or cashier's check of \$50 payable to SETH.

Document 8: Notice of Cancellation/Denial of Eligibility for MCC.

Must be submitted to cancel an existing MCC commitment .

Document 9: MCC Reissuance Application

Use this form for refinancing an existing SETH MCC.



www.sethfc.com

CONTACT US FOR HELP

**MCC Program Admin:
Rhonda Mitchell
compliance@sethfc.com**

**SETH Homebuyer Education:
compliance@sethfc.com**

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