MassHousing

Why First-Time Homebuyers Choose MassHousing

For info only

EQUAL HOUSING OPPORTUNITY

Consumer Presentation | October 2026



Who is MassHousing?

MassHousing will confront the housing challenges facing the Commonwealth to improve the lives of its people.



We help first-time homebuyers bring **affordable homeownership within reach** by:

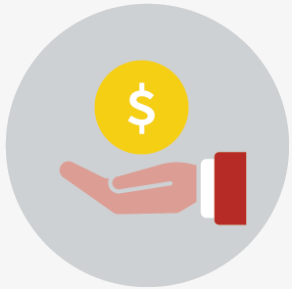
- Connecting you to a **network of trusted lenders** that can help you apply for a MassHousing Mortgage
- Offering **down payment assistance**
- **And much more!**

MassHousing

How Does MassHousing Work with You?



We assist low- and moderate-income first-time homebuyers in Massachusetts.



We offer fixed interest rate mortgages, low down payment options, and job-loss protection insurance at no extra cost.



You will collaborate with an approved lender whose loan officer will guide you through the mortgage process.



We service your loan, so monthly mortgage payments are made directly to MassHousing.

Am I Eligible?

MassHousing has products for borrowers of various incomes and locations.

Reach out to one of our participating lenders and speak to a loan officer.

They will assess your **income**, **property type**, and **other qualifying factors** to find the best MassHousing loan for you!

General Requirements

- ✓ Must be **first-time homebuyer** (have not owned property for the three prior years)
- ✓ Complete the required **first-time homebuyer certification** (almost there!)
- ✓ **Landlord education** required for multifamily properties
- ✓ Must **owner occupy the** property (for the life of the loan)
- ✓ Must meet other **qualification guidelines** (income, credit, etc.)

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What does MassHousing offer?



Mortgage Loans



Down Payment Assistance



Mortgage Payment Protection

Mortgage Loans

Fixed-rate loans designed to increase your buying power and help you succeed as a homeowner

- Eligible properties can be **1-4 family**, including **condominiums** and **PUDs**
- Up to $30,000 down payment assistance ***available statewide***
- You must use a **MassHousing lender** for both loans
- **$2,500 closing cost credit** for eligible veterans, service members, reservist, national guard and gold star members
- Local hands-on **loan servicing** in **your preferred language**
- MH financing may be available for 40B/Deed Restricted Units/Lottery Properties
- **640** minimum credit score
- Maximum debt-to-income ratio of **45%**
- No **asset test**
- **Renovation option** available for conventional loans *certain lenders

**Other Terms and Conditions May Apply*

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Down Payment Assistance

can be used towards down payment, closing costs, single MI Premium, and rate reduction



Depending on income, MassHousing provides different DPA options.
If you don't qualify for one type, you may qualify for another.

DPA loans can be combined with other community down payment programs (Equity Builder, City Grants etc.)

Scan here for details!



Down Payment Assistance

can be used towards down payment, closing costs, single MI Premium

Workforce Advantage 4.0	MassHousing Mortgage Program	
Total household income limits must be **at or below 60% AMI**	Borrower Income **below 80% AMI**	Borrower Income **above 80% AMI**
$30,000	**$25,000**	**$25,000**
Term: second mortgage at a **0% interest-deferred loan** is due upon sale, refinance or payoff of the first mortgage; fully amortized 30-year, fixed rate.	**Term:** second mortgage at a **2% interest rate**, fully amortized 15 year-fixed rate and is due upon sale or refinance of the property.	**Term:** second mortgage at a **3% interest rate**, fully amortized 15 year-fixed rate and is due upon sale or refinance of the property.

Mortgage Payment Protection

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

Should you lose your job, MIPlusTM will pay your monthly principal and interest payments up to **$4,000 per month for up to six months.**

Can be used for any 6 months if mortgage insurance is maintained on the loan.

Since 2004, we have paid over $7.8M in benefits on over 7,700 claims; to help homeowners remain in their home after becoming unemployed

First-Time Homebuyer Success Story



A lifelong renter, Glenda wanted the **stability and opportunity** that homeownership would bring her family. After five years of improving her credit score and completing a homeownership education course, she **purchased her first condominium** and **realized her homeownership dream**.

Assistance Received

- **MassHousing Mortgage Loan**
- **Down Payment Assistance**
- **Mortgage Payment Protection**

"There are times **I say I'm a homeowner and I can't believe it**. But I can say **this is mine**. It comes with a lot of sacrifices and priorities. Everything worth it is never easy **but it is possible**."

- Glenda

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Conventional and FHA Mortgage Loans



MassHousing

Workforce Advantage 4.0 (WFA 4.0) Conventional and FHA

- WFA 4.0 household income and purchase price limits using total household income
- ***Available for households earning less than 60% of area median income (AMI)***
- $30,000 Down Payment Assistance ***available statewide***
- No Mortgage Insurance cost to the borrower - **paid by MassHousing**
- Includes MI Plus Payment Protection Benefit

FHA Loans

- Mortgage Insurance **not paid by MassHousing** (FHA Insurance applies) (MI Plus Benefits **do not apply**)

WFA 4.0 Income Limits

Income limits vary based on your location, and household size. (As of June 16, 2026)

County	Income Range	County	Income Range
Barnstable	$59,3400 – $111,840	**Hampshire**	$55,200 – $104,160
Berkshire	$55,200 – $104,160	**Middlesex**	$60,060 – $135,780
Bristol	$55,320 – $104,320	**Nantucket**	$76,500 – $144,240
Dukes	$68,520 – $129,180	**Norfolk**	$56,580 – $135,780
Essex	$57,720 – $135,780	**Plymouth**	$56,580 – $135,780
Franklin	$55,200 – $104,160	**Suffolk**	$72,000 – $135,780
Hampden	$55,200 – $104,160	**Worcester**	$55,320 – $121,200

Income limit ranges provided, for the full list of income limits for MassHousing Mortgages see ***slide 25***

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MassHousing Mortgage Program Conventional and FHA

- Available for borrowers earning **up to 135%** of area median income (AMI)
- Income calculation based on borrower(s) with ownership interest in subject property (not household income)
- $25,000 Down Payment Assistance **available statewide**
- Includes MI Plus Payment Protection Benefit

FHA Loans

- FHA Mortgage Insurance applies
  (MI Plus Benefits **do not apply**)

MassHousing Mortgage Program

135% of AMI Borrower Income Limit (as of June 15, 2026)

County	80%	135% AMI	County	80%	135% AMI
Barnstable	$98,880	$166,860	**Hampshire**	$99,520	$167,940
Berkshire	$94,080	$158,760	**Middlesex**	$124,000	$209,250
Bristol	$90,720	$153,090	**Nantucket**	$130,560	$220,320
Dukes	$130,480	$220,185	**Norfolk**	$124,000	$209,250
Essex	$124,000	$209,250	**Plymouth**	$124,000	$209,250
Franklin	$105,360	$177,795	**Suffolk**	$124,000	$209,250
Hampden	$77,360	$130,545	**Worcester**	$101,760	$171,720

Loans for Homeowners



MassHousing

MassHousing can help you after you own your home!

Refinance Your Mortgage	Refinance your mortgage with MassHousing to save money, avoid the risk of higher payments in the future, and even cover the costs of repairs or renovations!
Get the Lead Out	The Get the Lead Out Program provides low and no-interest-rate financing to help homeowners, investor-owners and nonprofits remove lead paint from their properties.
Septic System Repair Loan	Low- or no-interest financing to help homeowners address a failing or non-compliant septic system.

MassHousing

MassHousing can help you after you own your home!

Home Improvement Loan	An affordable loan from MassHousing to finance general, non-luxury improvements to your home.
Energy Saver Home Loan Program	Helps eligible Massachusetts homeowners cut their energy use and reduce or eliminate their reliance on fossil fuels.
Accessory Dwelling Unit Loan Program	Helps eligible Massachusetts homeowners add an additional unit to their property.

MassHousing

Scan the QR code to learn more about...

Finding your lender

Down Payment Assistance

Mortgage Insurance

Loans for Homeowners

Energy Saver Home Loan Program

and to Sign up for Newsletter!

bit.ly/m/Homeownership

MassHousing

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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Visit masshousing.com to learn more

Thank You!

Questions? Comments?

MassHousing Form L-101 WFA

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

Effective Date: June 15, 2026

WFA: MASSHOUSING WORKFORCE ADVANTAGE

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	59,340	67,800	76,260	84,720	91,500	98,280	105,060	111,840
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	55,200	63,060	71,040	78,900	85,260	91,560	97,860	104,160
Adams, Cheshire, Dalton, Hinsdale, Lanesborough, Lee, Lenox, Pittsfield, Richmond, Stockbridge	55,320	63,240	71,160	79,020	85,380	91,680	98,040	104,340
BRISTOL COUNTY Acushnet, Dartmouth, Fairhaven, Freetown, New Bedford	55,200	63,060	71,040	78,900	85,260	91,560	97,860	104,160
Attleboro, Fall River, North Attleborough, Rehoboth, Seekonk, Somerset, Swansea, Westport	47,100	53,820	60,540	67,260	72,660	78,060	83,460	88,800
Berkley, Dighton, Mansfield, Norton, **Taunton,**	55,320	63,240	71,160	79,020	85,380	91,680	98,040	104,340
Easton, Raynham	69,600	79,500	89,460	99,360	107,340	115,260	123,240	131,160
DUKES COUNTY Aquinnah, Chilmark, Edgartown, Aquinnah, Oak Bluffs, Tisbury, West Tisbury	68,520	78,300	88,080	97,860	105,720	113,520	121,380	129,180
ESSEX COUNTY Andover, Boxford, Georgetown, Groveland, **Haverhill**, **Lawrence**, Merrimac, **Methuen**, North Andover, West Newbury	57,720	65,940	74,160	82,380	88,980	95,580	102,180	108,780
Amesbury, Beverly, Danvers, Essex, Gloucester, Hamilton, Ipswich, **Lynn**, Lynnfield, Manchester, Marblehead, Middleton, Nahant, Newbury, Newburyport, **Peabody,** Rockport, Rowley, **Salem,** Salisbury, Saugus, Swampscott, Topsfield, Wenham	72,000	82,320	92,580	102,840	111,120	119,340	127,560	135,780
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	55,200	63,060	71,040	78,900	85,260	91,560	97,860	104,160
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	55,200	63,060	71,040	78,900	85,260	91,560	97,860	104,160
HAMPSHIRE COUNTY Amherst, Belchertown, Chesterfield, Cummington, Easthampton, Goshen, Granby, Hadley, Hatfield, Huntington, Middlefield, Northampton, Pelham, Plainfield, South Hadley, Southampton, Ware, Westhampton, Williamsburg, Worthington	55,200	63,060	71,040	78,900	85,620	91,560	97,860	104,160

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	60,060	68,640	77,220	85,800	92,700	99,540	106,440	113,280
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	72,000	82,320	92,580	102,840	111,120	119,340	127,560	135,780
NANTUCKET COUNTY								
Nantucket	76,500	87,420	98,340	109,260	118,020	126,780	135,540	144,240
NORFOLK COUNTY								
Avon	56,580	64,680	72,780	80,820	87,300	93,780	100,260	106,740
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	72,000	82,320	92,580	102,840	111,120	119,340	127,560	135,780
PLYMOUTH COUNTY								
Abington, Bridgewater, **Brockton**, East Bridgewater, Halifax, Hanson, Lakeville, Marion, Mattapoisett, Middleborough, Plympton, Rochester, West Bridgewater, Whitman	56,580	64,680	72,780	80,820	87,300	93,780	100,260	106,740
Carver, Duxbury, Hanover, Hingham, Hull, Kingston, Marshfield, Norwell, Pembroke, Plymouth, Rockland, Scituate, Wareham	72,000	82,320	92,580	102,840	111,120	119,340	127,560	135,780
SUFFOLK COUNTY								
Boston, **Chelsea**, **Revere**, Winthrop	72,000	82,320	92,580	102,840	111,120	119,340	127,560	135,780
WORCESTER COUNTY								
Ashburnham, Athol, Auburn, Barre, Boylston, Brookfield, Charlton, Clinton, Douglas, Dudley, East Brookfield, Fitchburg, Gardner, Grafton, Hardwick, Holden, Hubbardston, Leicester, Leominster, Lunenburg, Millbury, New Braintree, Northborough, Northbridge, North Brookfield, Oakham, Oxford, Paxton, Petersham, Phillipston, Princeton, Royalston, Rutland, Shrewsbury, Southbridge, Spencer, Sterling, Sturbridge, Sutton, Templeton, Uxbridge, Warren, Webster, Westborough, West Boylston, West Brookfield, Westminster, Winchendon, Worcester	55,320	63,240	71,160	79,020	85,380	91,680	98,040	104,340
Berlin, Blackstone, Bolton, Harvard, Hopedale, Lancaster, Mendon Milford, Millville Southborough, Upton	64,260	73,440	82,260	91,800	99,180	106,500	113,880	121,200

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

MassHousing Form: L-101 HFA Preferred/HFA Advantage

INCOME AND LOAN LIMITS

Effective Date: June 15, 2026

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	$98,880	$166,860	HAMPSHIRE COUNTY Amherst, Belchertown, Chesterfield, Cummington, Easthampton, Goshen, Granby, Hadley, Hatfield, Huntington, Middlefield, Northampton, Pelham, Plainfield, South Hadley, Southampton, Ware, Westhampton, Williamsburg, Worthington	$99,520	$167,940
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	$94,080	$158,760	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	$124,000	$209,250
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	$90,720	$153,090	NANTUCKET COUNTY Nantucket	$130,560	$220,320
DUKES COUNTY Chilmark, Edgartown, Aquinnah, Gosnold, Oak Bluffs, Tisbury, West Tisbury	$130,480	$220,185	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	$124,000	$209,250
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	$124,000	$209,250	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	$124,000	$209,250
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	$105,360	$177,795	SUFFOLK COUNTY Boston, Chelsea, Revere, Winthrop	$124,000	$209,250
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	$77,360	$130,545	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	$101,760	$171,720

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