

# Discover the **WHEDA Advantage<sup>®</sup>**

## We make owning a home more affordable.

Save your borrowers money with **Mortgage Credit Certificates (MCC)**. The **WHEDA Tax Advantage** program is an exclusive WHEDA offering reducing the amount of federal income taxes paid by your borrowers.

### HOW MCC WORKS:

- Eligible borrowers can subtract up to 40% of their annual mortgage loan interest from Federal income tax dollars owed for up to 30 years
- Maximum annual tax credit of \$2,000 for the life of the mortgage
- Eligible borrowers include first-time home buyers, veterans, and borrowers purchasing a home in a targeted area

### PROGRAM REQUIREMENTS:

- WHEDA MCC income and purchase price limits apply
- Remaining annual mortgage loan interest deductions still apply
- MCC applications must be approved by WHEDA prior to closing
- A one-time fee of \$150 for an MCC paired with a WHEDA loan or a standard fee of \$600 with any fixed rate mortgage
- The **WHEDA First-Time Home Buyer (FTHB) Advantage** - preferred interest rate option is excluded

Certain program restrictions and eligibility requirements apply. For more information about WHEDA mortgage loan programs, go to [www.wheda.com/Lender-Toolkit/](http://www.wheda.com/Lender-Toolkit/).



## WHEDA

TOGETHER WE BUILD WISCONSIN

WISCONSIN HOUSING AND ECONOMIC DEVELOPMENT AUTHORITY

800.334.6873 ■ [www.wheda.com](http://www.wheda.com)

