In rural Mississippi there exists a critical shortage of qualified teachers. In order to move Mississippi forward, our children must have the benefits of a quality education.

In response to this need, the Mississippi Legislature passed the “Mississippi Critical Teacher Shortage Act of 1998”, which offers attractive incentives for qualified teachers. The Housing Assistance for Teachers Program (HAT) was designed to assist with funding to help teachers buy homes. Making homeownership easier will certainly encourage teachers to move to these shortage areas.

**Features of the HAT Program:**
- Grant assistance is forgiven if the approved licensed teacher satisfies a required executed Loan Agreement. The Loan Agreement requires the applicant to be employed for a period of no less than three (3) years in a school district where a critical shortage of teachers exist. Your participating lender has access to this document.
- MS Dept. of Education assistance will cover the amount of borrower funds needed to close on a home up to $6,000.
- MS Dept. of Education assistance can be used to cover required down payment (less borrower’s 1% required contribution), borrower paid closing costs, prepaid expenses, and Private Mortgage Insurance (PMI), if applicable, depending upon the amount of additional down payment paid over the required amount (contact your lender).
- Homebuyer(s) must provide a minimum down payment from one’s own funds of 1% of the sales price and one month’s reserves. Reserves requirement may be gifted from a relative, but not the 1% down payment contribution.
- No income limits unless using with another MHC loan product (see other program guidelines).
- Residential property must be located within the county where the teacher is employed and is designated by the MS Department of Education as a critical shortage county.

**Who is eligible:**
- Applicants who agree to render service as a teacher in the district for three years starting with the beginning of the school year
- Applicants meeting the credit eligibility requirements

**Program Requirements:**
- 25 or 30-year fixed loan rate
- Fannie Mae conventional products
- Maximum Loan-to-Value (LTV) - 97%
- Credit score dependent upon LTV
- Mortgage Insurance required (depending on LTV)

See Back for Eligible Residential Counties

Visit mshomecorp.com to learn more!
## Eligible Residential Counties for HAT Program

**EFFECTIVE JANUARY 31, 2020**

### Mississippi Critical Shortage Subject Areas
- Special Education
- Mathematics
- Science (Biology, Chemistry, Physics)
- Foreign Language (French, German, Spanish)
- Elementary Education

### Counties and School Districts

- **Adams**: Natchez-Adams SD
- **Alcorn**: Corinth SD
- **Amite**: Amite County SD
- **Attala**: Attala County SD
- **Benton**: Benton County SD
- **Bolivar**: North Bolivar Consolidated SD, West Bolivar Consolidated SD
- **Chickasaw**: Okolona Separate SD
- **Claiborne**: Claiborne County SD
- **Clay**: West Point Consolidated SD
- **Coahoma**: Clarksdale Municipal SD, Clarksdale Collegiate, Coahoma County SD, Coahoma Agricultural High School
- **Copiah**: Hazlehurst City SD
- **Covington**: Covington County SD
- **Hinds**: Joel E. Smilow Collegiate, Reimagine Prep, Jackson Public SD, Midtown Public Charter School, Smilow Prep
- **Holmes**: Holmes Consolidate SD
- **Humphreys**: Humphreys County SD
- **Jasper**: East Jasper Consolidated SD
- **Jefferson**: Jefferson County SD
- **Jefferson Davis**: Jefferson Davis County SD
- **Jones**: Laurel SD
- **Kemper**: Kemper County SD
- **Lauderdale**: Lauderdale County SD, Meridian Public SD
- **Leake**: Leake County SD
- **Leflore**: Leflore County SD, Greenwood Public SD
- **Marshall**: Holly Springs SD
- **Montgomery**: Winona-Montgomery Consolidated SD
- **Newton**: Newton Municipal SD
- **Noxubee**: Noxubee County SD
- **Panola**: North Panola SD
- **Pearl River**: Picayune SD
- **Pike**: South Pike SD, McComb SD
- **Quitman**: Quitman County SD
- **Scott**: Scott County SD, Forest Municipal SD
- **Sharkey**: South Delta SD
- **Sunflower**: Sunflower County Consolidated SD
- **Tallahatchie**: East Tallahatchie SD, West Tallahatchie SD
- **Union**: New Albany Public Schools
- **Walthall**: Walthall County SD
- **Washington**: Western Line SD
- **Wilkinson**: Wilkinson County SD
- **Yalobusha**: Coffeeville SD
- **Yazoo**: Yazoo City Municipal SD

Revised January 31, 2020