

# Smart Solution

Mississippi Home Corporation's Smart Solution Mortgage can give you the funds you need to purchase your first home or move up to your next one. Our program offers competitive interest rates with down payment assistance as a second mortgage. Smart Solution is offered through our participating lenders at a 30 year fixed rate.



## + Benefits to Homebuyers:

- 97% Loan (Freddie Mac only)
- Lower mortgage insurance premiums
- Competitive interest rates quoted daily
- First-time homebuyers may be eligible for more savings by combining a Mortgage Credit Certificate (MCC) with MHC's Smart Solution Mortgage. Qualifying homebuyer may claim 40% of their mortgage interest (up to \$2000 per year) as credit on federal income taxes, while still claiming the remaining 60% of interest as a deduction.

## 🏠 Property Eligibility:

- New or existing home located in the state of Mississippi
- Single family home, townhouse, condominium, or duplex
- Manufactured Homes using FHA financing

## 💰 Buyer Eligibility:

- Must serve as your primary residence
- Household annual income cannot exceed \$95,000
- Must be a legal resident of the United States
- Must have a minimum credit score of 640 for FHA, USDA, VA and Freddie Mac loans.

## PROGRAM OPTIONS

### Smart Solution Second

- 3.5% downpayment as 2nd mortgage
- 2nd mortgage with same rate as first
- 10 year loan

# Smart \$olution

[mshomecorp.com](http://mshomecorp.com)

or call

**601-718-4642**

to learn more!

