



**Date:** September 29, 2022  
**To:** Smart6 Participating Lenders  
**From:** Betty Temple-Putnam, Sr. Vice President of Single-Family Programs  
**Re:** Smart6 Program Bulletin #2 – Smart6 Program & MCC Program

This bulletin serves to notify participating lenders effective Friday, September 30<sup>th</sup>, if your company is actively approved to offer the Smart6 & MCC Programs, MHC will now allow those Lenders to use the MCC tax credit with the Smart6 program. If using both programs for your Borrowers loan, **ALL MCC IRS regulations must be followed**, which includes the First-time homebuyer rule, MCC Income Limits and MCC Acquisition Limits (all Smart6 income & homebuyer rule loan approval guidelines cease to exist).

First reserve the Smart6 loan then go back to the main menu and select New Loan Registration again and reserve the MCC loan. You will now have two loan records in our system & two Reservation Confirmations.

The MCC Reservation Confirmation, Fee Receipt and MCC Commitment package documents noted below **must be uploaded to the Smart6 loan record** for MHCs UW review (see Document Image screen below). **Note:** The MCC Fee receipt is paid on MHCs website under Lenders/Realtors – Lender Resources – Pay Program Fee link **then uploaded to the Smart6 loan record** (see RESERVATION PACKAGE list below).

Upload Loan Document(s)		
<p>Please click on the <b>Received</b> button next to the document you would like to view.            Please browse for the document(s) you would like to upload, then click the <b>Upload</b> button to upload the document(s).            If you experience problems uploading documents please try uploading fewer documents at a time.</p>		
<b>MCC CMT DOCS FOR SMART6 PROG.</b>		<a href="#">Get Index Sheets</a>
MCC Potential Recapture Form	<input type="button" value="Choose File"/> No file chosen	<input type="checkbox"/>
MCC Disclosure	<input type="button" value="Choose File"/> No file chosen	<input type="checkbox"/>
MCC Commit App/Cert Pt I & II	<input type="button" value="Choose File"/> No file chosen	<input type="checkbox"/>
MCC Worksheet	<input type="button" value="Choose File"/> No file chosen	<input type="checkbox"/>
MCC Checklist	<input type="button" value="Choose File"/> No file chosen	<input type="checkbox"/>
MCC Reservation Form	<input type="button" value="Choose File"/> No file chosen	<input type="checkbox"/>
<b>RESERVATION PACKAGE</b>		
MCC Reservation Fee Receipt	<input type="button" value="Choose File"/> No file chosen	<input type="checkbox"/>
Reservation Confirmation(s)	<input type="button" value="Choose File"/> No file chosen	<input type="checkbox"/>
S6 Reservation of Funds/Rate	<input type="button" value="Choose File"/> No file chosen	<input type="checkbox"/>

Only the **MCC CMT DOCS FOR SMART6 PROG.** forms noted above must be printed from the MCC loan record including the MCC Reservation Confirmation but again they are to be uploaded to the Smart6 loan under the **MCC DOCS FOR SMART6 PROG.** header and **RESERVATION PACKAGE** header, **respectively**. Both the Smart6 & MCC Reservation Confirmations can be uploaded together as one document or separately under the Reservation Confirmation(s) title.

**CLOSERS/POST-CLOSING –**

The MCC Closing Package document - MCC Borrower Affidavit, must be printed from the MCC loan record and provided to the Settlement Agent for your closing. After closing, only the MCC Borrower Affidavit, Copy of the 1<sup>st</sup> Mortgage Note, and Copy of the 1<sup>st</sup> Mortgage Deed of Trust must be uploaded to the MCC loan record, not the Smart6 loan record. There is already a requirement on the Smart6 Closing Package to have the CD's uploaded so it's not necessary to upload them again under the MCC loan record.

If you have any questions, contact me or any of the Single-Family Underwriters.