



Mississippi Home Corporation's (MHC) Smart6 Mortgage Program 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. Smart6 is offered through our participating lenders at a 30 year fixed rate set by MHC.



### Program Features:

- 30 year fixed rate first mortgage
- FHA insured, VA, Rural Development and Fannie Mae or Freddie Mac Loans
- No liquid asset limit
- \$6,000 with 0% interest due upon sell
- Can be used with Mortgage Credit Certificate (MCC) program. (Must meet all IRS regulations and pay \$300 non-refundable reservation fee.)
- Purchase Price limit follows loan agency guidelines (Unless used with MCC)



### Benefits to Homebuyers:

- Competitive interest rates quoted daily
- \$6,000 with 0% Second Mortgage



### Property Eligibility:

- New or existing home located in the State of Mississippi
- Single family home, townhouse, or condominium,
- Manufactured Homes, depending on servicer overlays



### Buyer Eligibility:

- Must serve as your primary residence
- Household annual income cannot exceed \$122,000 (Unless used with MCC)
- Must be a legal resident of the United States
- Credit score is based on servicer guidelines
- No first time homebuyer requirements (Unless used with MCC)



## PROGRAM ASSISTANCE

### Smart6 Second Lien

- \$6,000 downpayment and/or closing cost at 0% interest. (Payable back to MHC at Due-On-Sale, Refinance, Non-Owner Occupied, or 1st Mortgage Paid in Full)

**mshomecorp.com**

or call

**601-718-4642**

to learn more!

