

**Learn how you could receive
up to \$2,000 each year.**



Save money every year with the Texas State Affordable Housing Corporation's Mortgage Credit Certificate Program (MCC)! Reduce the amount of federal taxes you owe by claiming a percentage of your mortgage interest as a tax credit. The result? You pay lower taxes and have more money to put back into your home or build savings!

Benefits of the MCC Program include:

- Save up to \$2,000 every year as a special federal tax credit based on the mortgage interest paid
- Save thousands of dollars over the life of your mortgage loan
- Must be a first-time homebuyer or have not owned a home in the last three years
- Can be used with TSAHC's Down Payment Assistance
- FREE for Texas Heroes also using TSAHC's Down Payment Assistance
- Available statewide through a network of approved lenders

Below is an example of MCC Tax Savings. It assumes a family purchases a home for \$125,000 at a 4.50% interest rate. Interest paid the first year is approximately \$5,625.

Mortgage Amount	\$125,000
Interest Rate	4.50%
Interest Paid	\$5,625
MCC Tax Credit Rate (40% of Mortgage Interest Paid)	40%
Tax Credit Amount	\$2,250
Maximum Credit Amount*	\$2,000

*In this example, the homebuyer would be entitled to a tax credit of the maximum \$2,000. The home buyer can also take a mortgage interest deduction of \$3,625.



For more information:

For more information, visit:
www.ReadyToBuyATexasHome.com