

Housing Finance Authority of Brevard County

Mortgage Credit Certificate Program

Please speak with your tax advisor or tax professional or tax preparer to determine your estimated tax liability and the value of the MCC.

ELIGIBLE AREA – Brevard County

First-time buyers – don't buy that house until you determine if you qualify for a Mortgage Credit Certificate (MCC) offered by the Housing Finance Authority of Brevard County!

The MCC could save you THOUSANDS of dollars by reducing the amount of federal income tax you owe. The MCC is not down payment assistance but rather a dollar-for-dollar reduction in your federal tax liability.

SO HOW DOES AN MCC WORK?

An MCC is used in conjunction with a first mortgage loan provided by a participating lender. The MCC allows a borrower to take 50% of their annual mortgage interest as a tax credit (maximum \$2,000) while continuing to use the balance of the interest as a deduction. The MCC Program tax credit is up to \$2,000 EVERY YEAR FOR THE LIFE OF THE LOAN as long as the property remains the borrower's principal residence. The MCC benefit may be received one of two ways. 1) Annually when a borrower files their federal income tax returns, or. 2) A portion may be claimed with each paycheck by filing a revised W-4 form with the employer adjusting federal income tax withholding. Another added bonus - this MCC program may be used with the Home Sweet Home first mortgage program that offers down payment and closing cost assistance. The Mortgage Credit Certificate program will have the strictest eligibility requirements so those must be followed in order to be combined with the program first mortgage.

FEDERAL INCOME TAX LIABILITY

In order for a borrower to benefit from the Mortgage Credit Certificate they must have Federal income tax liability. Just because you received a tax refund does not mean you don't have liability. To determine your tax liability look at your IRS 1040 form. On 1040A line 39, on the 1040EZ line 12 and on the 1040 line 63. The number indicated on that line is your tax liability. A large number means you are a great fit for the MCC program. Even a small number means you will benefit from the MCC. However, zero indicates you would not be a good fit for the MCC because you have no tax liability.

INCOME LIMIT CRITERIA – Household income is considered for ALL Borrower(s), spouses and anyone 18 years or older.

1 - 2 person household \$69,480

3 or more person household \$79,902

PURCHASE PRICE LIMIT - Sales price limit may not exceed \$294,601

WHAT'S THE NEXT STEP?

If you think you qualify for the program based upon the criteria above, contact a participating loan officer to get pre-approved for a mortgage.

Home Sweet Home Program and Mortgage Credit Certificate Program
Active Participating Loan Officer 5-21
(SP) Denotes Spanish Speaking

Company	Name	Phone Number
Academy Mortgage Corporation	Julieana Grandy NMLS ID: 179973	(904) 647-1777
Academy Mortgage Corporation	Lisa Daniels NMLS ID: 453340	(904) 594-4760
Academy Mortgage Corporation	Mary Keene NMLS ID: 396398	(904) 813-0000
Academy Mortgage Corporation	Rachel Rogers NMLS ID: 177092	(904) 334-5965
AmeriFirst Financial Corporation	Jason Dobbs NMLS ID: 1628829	(863) 397-7195
AmeriFirst Financial Corporation	Michael Williams NMLS ID:	813-392-4200
AmeriFirst Financial Corporation	Rachel Saylor NMLS ID: 1307360	(803) 429-2203
AmeriFirst Financial Corporation	Terry Husbands NMLS ID: 1701247	813-610-0872
CMG Mortgage, Inc.	Joe Andrews NMLS ID:	(813) 781-9769
Fairway Independent Mortgage Corporation	Kayla Tyer NMLS ID: 473563	(904) 208-8993
First Home Bank	Diana Schwarz NMLS ID: 1105106	(415) 290-8736
Guaranteed Rate, Inc.	Thomas Bearint NMLS ID: 226071	(813) 786-1941
Guaranteed Rate, Inc.	Tim Fiero NMLS ID: 681631	(619) 548-0017
Guaranteed Rate, Inc.	Sophia Davis-Wallace NMLS ID:	(904) 993-9895
loanDepot.com, LLC	(SP) Laurie Aleman NMLS ID: 388014	(813) 523-4925
NVR Mortgage Finance, Inc.	Dana Inniss NMLS ID: 832526	(571) 529-0812
Primary Residential Mortgage, Inc.	Jeremy Johnson NMLS ID: 143642	(813) 624-4664
Synovus Bank	Patti Myers NMLS ID: 437137	(727) 423-8447

Synovus Bank	Ruth Principe NMLS ID: 177910	(813) 440-7377
Synovus Bank	Sheri Proctor NMLS ID: 368728	(904) 798-0531



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Name	Company	Phone	E-mail
Ash Modi	Keller Williams Realty	321-259-1170	amodi@kw.com
Daniel Adderly		813-575-5480	ziongro@gmail.com
Frances Freeman	NextHome Salty Dog Realty	321-543-3800	franfreemanhomes@gmail.com
Joel Walker	Joe Walker, LLC	813-817-7558	joelwalker@dpibroker.com
Joshua Douglas	Better Home and Gardens Real Estate Star	321-576-2239	joshdouglasrealtor@gmail.com
Kemeisha Lawrence	AmeriTeam Realty	407-948-2360	KemeishaJoseph@gmail.com
Kristin Haadsma	Florida Style Real Estate	321-567-3550	khaadsmasales@gmail.com
Lisa Stanton	Weichert Realtors Hallmark Properties	321-759-7597	lisa_laudato@yahoo.com
Michael Westcott	Florida Pink Realty	904-955-2440	realtormike1@hotmail.com
Roger Lazzarino	Mid Florida Realty	813-777-8056	roger@usa-dpa.com_
Susan Goldthorp	Visulate LLC	321-698-5198	sue@goldthorp.com