



Homeownership

*The New Mexico Mortgage Finance Authority*

*Helping low- and moderate-income  
New Mexicans become  
homeowners*

## Highlights

Next Home is available to both first-time and non-first-time homebuyers.

MFA gives the buyer a grant equal to 3% of the loan amount.

The grant never has to be repaid!

Next Home can be used in conjunction with FHA, VA, USDA and HFA Preferred loans.

The maximum income limit is \$90,000.

The maximum home purchase price is \$340,000.

If you have questions or would like more information, please call an MFA Homeownership Representative at 505.843.6881.

## Helpful Tips for REALTORS

### TOPIC:

#### Who qualifies for Next Home and what benefits are offered?

MFA's **Next Home** program is open to both first-time **and** non-first-time homebuyers.

The program offers a grant that is equal to **3%** of the loan amount. The grant is truly a gift and never has to be repaid!

A buyer must be able to qualify for a mortgage under FHA, VA, USDA or HFA Preferred (conventional) guidelines. Additionally, a buyer must meet MFA program guidelines. For example, MFA requires a minimum credit score of 620 and a **minimum** borrower investment of \$500.

Because the Next Home grant is based on the **loan** amount rather than the purchase price of the home, the borrower must be prepared to contribute the remainder of any down payment required as well as their closing costs. Seller contributions are allowed if they meet agency guidelines.

Next Home guidelines require that the borrower's income is **\$90,000** or below. The limit applies statewide and is not based on the number of people in the household. MFA does not calculate borrower income for Next Home but relies on the MFA-approved lender to determine how much qualifying income a borrower has. If that figure is under \$90,000, then the borrower has met our

requirement. Only the income of the person(s) signing the note is counted toward the MFA limit.

First-time buyers must take the online eHome America homebuyer education course even if they're using the Next Home program.

And, finally, Next Home has a home purchase price limit of \$340,000. The purchase price is also referred to as acquisition cost.

For more information please visit our website and download a Next Home factsheet: <http://www.housingnm.org/homebuyers/factsheets>

***We appreciate and value **YOU**, our dedicated Realtor partners. **Thank you** for making sure that your buyers know about MFA programs!***