



Buying a Home? Reduce Your Mortgage Up To 15%!

If you're buying a home and your income is below 80% of your county's median income, you may be eligible for second mortgage assistance that could reduce your overall mortgage payments by up to 15%. This help is offered by the N.C. Housing Finance Agency through local organizations that belong to the Agency's Community Partners Loan Pool (CPLP).

The zero-interest, deferred second mortgage is typically used with an N.C. Home Advantage Mortgage™, which also offers up to 5% down payment help, or a USDA Section 502 loan. If you are a first-time buyer, you may also be eligible for a Mortgage Credit Certificate (MCC) that can save up to \$2,000 a year in federal taxes.

Both the N.C. Home Advantage Mortgage™ and MCCs are offered by the N.C. Housing Finance Agency through participating lenders statewide. If you purchase using the N.C. Home Advantage Mortgage™, the CPLP second mortgage can be combined with the mortgage's down payment assistance, and, if you are eligible, an MCC.

Available CPLP Assistance

- Up to 15% of the purchase price depending on what type of mortgage you use.
- Up to a \$2,000 match if you are saving as part of a local Individual Development Account.

Am I Eligible?

You may be eligible if:

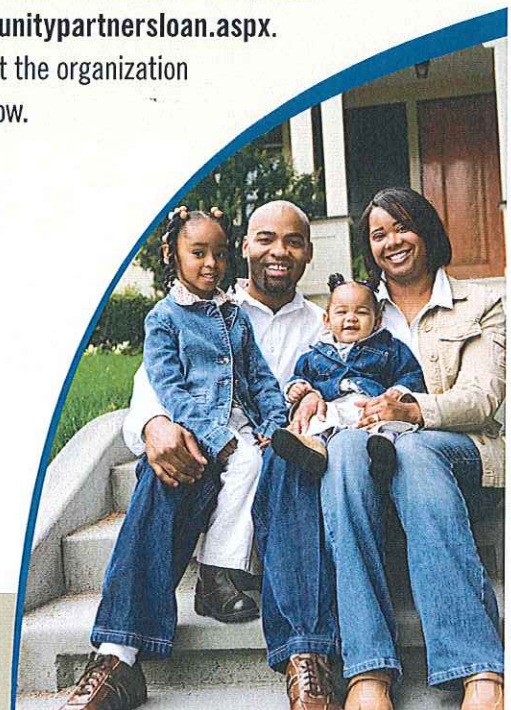
- your household income is at 80% or below of your county median.
- you qualify for an approved mortgage and meet minimum credit guidelines.
- you participate in 8 hours of home buyer education and counseling through the CPLP member or an approved housing counseling partner.
- you purchase a new or existing (less than 10 years old) home eligible for this assistance. Ask the CPLP member for details.

Charlotte-Mecklenburg Housing Partnership, Inc.
4601 Charlotte Park Drive, Suite 350
Charlotte, NC 28217
704-342-0933 Ext.208
www.cmhp.org ajwilson@cmhp.org
Altea J. Wilson, NMLS #92604 VP Mortgage Services

How Do I Get Started?

If you aren't already working with a CPLP organization, you can find a list of participating groups at www.nchfa.com/Nonprofits/HPcommunitypartnersloan.aspx.

Or contact the organization listed below.



NORTH CAROLINA

HOUSING
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No tax dollars were used
for this publication.

2015 HOME Income Limits by County, by Household Size*

Effective June 1, 2015

County	Median Income	Percent Median Income	Household Size (Number of Household Members)							
			One Person	Two Person	Three Person	Four Person	Five Person	Six Person	Seven Person	Eight Person
Macon	\$48,900	30%	\$10,700	\$12,200	\$13,750	\$15,250	\$16,500	\$17,700	\$18,950	\$20,150
		50%	\$17,800	\$20,350	\$22,900	\$25,400	\$27,450	\$29,500	\$31,500	\$33,550
		60%	\$21,360	\$24,420	\$27,480	\$30,480	\$32,940	\$35,400	\$37,800	\$40,260
		80%	\$28,500	\$32,550	\$36,600	\$40,650	\$43,950	\$47,200	\$50,450	\$53,700
Madison	\$55,900	30%	\$11,750	\$13,400	\$15,100	\$16,750	\$18,100	\$19,450	\$20,800	\$22,150
		50%	\$19,600	\$22,400	\$25,200	\$27,950	\$30,200	\$32,450	\$34,700	\$36,900
		60%	\$23,520	\$26,880	\$30,240	\$33,540	\$36,240	\$38,940	\$41,640	\$44,280
		80%	\$31,300	\$35,800	\$40,250	\$44,700	\$48,300	\$51,900	\$55,450	\$59,050
Martin	\$48,400	30%	\$10,700	\$12,200	\$13,750	\$15,250	\$16,500	\$17,700	\$18,950	\$20,150
		50%	\$17,800	\$20,350	\$22,900	\$25,400	\$27,450	\$29,500	\$31,500	\$33,550
		60%	\$21,360	\$24,420	\$27,480	\$30,480	\$32,940	\$35,400	\$37,800	\$40,260
		80%	\$28,500	\$32,550	\$36,600	\$40,650	\$43,950	\$47,200	\$50,450	\$53,700
Mecklenburg	\$67,200	30%	\$14,150	\$16,150	\$18,150	\$20,150	\$21,800	\$23,400	\$25,000	\$26,600
		50%	\$23,550	\$26,900	\$30,250	\$33,600	\$36,300	\$39,000	\$41,700	\$44,400
		60%	\$28,260	\$32,280	\$36,300	\$40,320	\$43,560	\$46,800	\$50,040	\$53,280
		80%	\$37,650	\$43,000	\$48,400	\$53,750	\$58,050	\$62,350	\$66,650	\$70,950
Mitchell	\$46,200	30%	\$10,700	\$12,200	\$13,750	\$15,250	\$16,500	\$17,700	\$18,950	\$20,150
		50%	\$17,800	\$20,350	\$22,900	\$25,400	\$27,450	\$29,500	\$31,500	\$33,550
		60%	\$21,360	\$24,420	\$27,480	\$30,480	\$32,940	\$35,400	\$37,800	\$40,260
		80%	\$28,500	\$32,550	\$36,600	\$40,650	\$43,950	\$47,200	\$50,450	\$53,700
Montgomery	\$43,800	30%	\$10,700	\$12,200	\$13,750	\$15,250	\$16,500	\$17,700	\$18,950	\$20,150
		50%	\$17,800	\$20,350	\$22,900	\$25,400	\$27,450	\$29,500	\$31,500	\$33,550
		60%	\$21,360	\$24,420	\$27,480	\$30,480	\$32,940	\$35,400	\$37,800	\$40,260
		80%	\$28,500	\$32,550	\$36,600	\$40,650	\$43,950	\$47,200	\$50,450	\$53,700
Moore	\$66,200	30%	\$13,450	\$15,400	\$17,300	\$19,200	\$20,750	\$22,300	\$23,850	\$25,350
		50%	\$22,400	\$25,600	\$28,800	\$32,000	\$34,600	\$37,150	\$39,700	\$42,250
		60%	\$26,880	\$30,720	\$34,560	\$38,400	\$41,520	\$44,580	\$47,640	\$50,700
		80%	\$35,850	\$41,000	\$46,100	\$51,200	\$55,300	\$59,400	\$63,500	\$67,600