Down Payment Assistance Programs

Paying the down payment can be one of the most daunting and challenging aspects for a prospective homeowner. Fortunately, these programs were designed to reduce the cost to help give homebuyers a better chance of moving into their desired home.

Statewide Programs

Mass Housing
https://www.masshousing.com/portal/server.pt/community/home_buyer_loans/226/down_payment_assistance
Contact: webinfo@masshousing.com (617) 854-1000

Qualified borrowers receive down payment assistance for up to 3% of the purchase price or $12,000 - whichever is less.

- Down payment assistance is a 15-year, fixed-rate loan at 1% (Example: $10,000 down payment assistance loan = 180 payments of $59.85; 1.015% APR)
- Repayment of the down payment assistance is due upon sale or refinance of the property prior to the end of the 15-year term

Recipients of the program must not exceed 100% of the median area income.

USDA Rural Development Single Family Housing Guaranteed Loan Program
https://www.rd.usda.gov/programs-services/single-family-housing-direct-home-loans

- No down payment required
- Fixed interest rate based on current market rates at loan approval or loan closing, whichever is lower
- Interest rate, when modified by payment assistance, can be as low as 1%
- Up to 33 year payback period - 38 year payback period for very low income applicants who can’t afford the 33 year loan term

Applicants must:
- Be without decent, safe and sanitary housing
- Be unable to obtain a loan from other resources on terms and conditions that can reasonably be expected to meet
- Agree to occupy the property as your primary residence
- Have the legal capacity to incur a loan obligation
- Meet citizenship or eligible noncitizen requirements
- Not be suspended or debarred from participation in federal programs

Properties financed with direct loan funds must:
- Generally, be 2,000 square feet or less
- Not have market value in excess of the applicable area loan limit
- Not have in-ground swimming pools
- Not be designed for income producing activities
Massachusetts Housing Partnership’s One Mortgage Program
https://www.mhp.net/one-mortgage
- As little as 3% down payment
- Low, fixed interest rate
- No Private Mortgage Insurance (PMI)
- Financial assistance, for eligible buyers

Local Programs

Hampshire County

Easthampton
Valley CDC First time home buyer Program
Contact: DC@valleyCDC.com (413) 586-5855

First time homebuyers in Easthampton can receive $7500 in down payment assistance.
To qualify they must:
- Receive individual counseling and education https://valleycdc.com/first-time-homebuyer-workshops/
- Learn about lead paint issues
- Have an income no greater than the area median income:
  - 1 Person $46,620
  - 2 Persons $53,280
  - 3 Persons $59,940
  - 4 Persons $66,600
  - 5 Persons $71,928
  - 6 Persons $77,256
  - 7 Persons $82,584
  - 8 Persons $97,912

Northampton
Valley CDC First time home buyer Program
http://valleycdc.com/3000-grant-available/
Contact: DC@valleyCDC.com (413) 586-5855

First time homebuyers in Northampton can receive $4,000 Community Development Block Grants for use as down payment assistance.
To qualify they must:
- Have an accepted offer of purchase
- Learn about and address lead paint issues
- Have an income at or below 80% of the area median income:
  - 1 Person $45,200
  - 2 Persons $51,650
  - 3 Persons $58,100
  - 4 Persons $64,550
**Belchertown**

Belchertown down payment assistance program  
[https://www.wayfindersma.org/belchertown-down-payment-assistance](https://www.wayfindersma.org/belchertown-down-payment-assistance)  
Contact: [homeownership@wayfindersma.org](mailto:homeownership@wayfindersma.org) (413) 233-1621

This program provides down payment/closing assistance of $5,000 to income-eligible borrowers
- funds are available as a 0% mortgage that is forgivable after 5 years if the home is not sold prior to this deadline

Applicants must:
- Attend a First-Time Homebuyer in-person or online workshop
- Have a completed purchase and sales agreement.
- Have secured the primary mortgage on their home
- Have a household income that is 80% or less than the area median income:
  - 1 Person $45,200  
  - 2 Persons $51,650  
  - 3 Persons $58,100  
  - 4 Persons $64,550  
  - 5 Persons $69,750  
  - 6 Persons $74,900  
  - 7 Persons $80,050  
  - 8 Persons $85,250

**Pelham**

Valley CDC First time home buyer Program  
[https://www.townofpelham.org/housing-committee/pages/first-time-homebuyer-application](https://www.townofpelham.org/housing-committee/pages/first-time-homebuyer-application)  
Contact: DC@valleyCDC.com (413) 586-5855

First time homebuyers can get up to $15,000 in assistance through the First Time Homebuyers Mortgage Subsidy Assistance

Their income may not exceed:
- 1 Person $51,730  
- 2 Persons $59,120  
- 3 Persons $66,510  
- 4 Persons $73,900  
- 5 Persons $79,812  
- 6 Persons $85,724  
- 7 Persons $91,636  
- 8 Persons $97,548

**Franklin County**

**Leverett**  
[https://www.fcrhra.org/homeownership/leverett-homeownership-assistance-program](https://www.fcrhra.org/homeownership/leverett-homeownership-assistance-program)  
Contact: (413) 863-9781  
Applications here [www.leverett.ma.us](http://www.leverett.ma.us) and here [www.fcrhra.org](http://www.fcrhra.org)

You may choose one of these two programs:

**Buy Down Program**
- Qualified homebuyers can get up to $50,000 towards the purchase of a home that is worth no more than $270,000.
- Long term affordability is preserved with deed restriction on property for future homebuyers.
- Participants must attend a first-time homebuyer workshop prior to closing

**Down Payment Program**
- Qualified buyers can get up to 5% of the purchase price of a house in the form of a 0% interest, deferred payment loan due upon the sale or transfer of a property that is worth no more than $280,000.

Household Size | Maximum Incomes for the assistance programs: (Must be at or below the area median income to qualify)
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One person | $52,360
Two persons | $59,840
Three persons | $67,320
Four persons | $74,800
Five persons | $80,784
Six persons | $86,768

Total assets of the assisted homebuyer must not exceed $75,000