



DOWN PAYMENT ASSISTANCE (DPA)

WHO WE ARE

HISTORY

MVHP is a private, non-profit organization. We were founded in 1986 as a private developer, where we accomplished building three housing complexes. Around 1991, we moved into teaching homebuyer education, and 25,000+ families have completed training so far.

MISSION

The mission of the Merrimack Valley Housing Partnership is to promote responsible and sustainable homeownership opportunities for low and moderate-income earners by producing comprehensive training and counseling and promoting the use of special mortgage products and down payment assistance programs.

WHAT IS DPA

- Funds to help cover down payment and closing costs
- Bridges the gap for buyers lacking liquidity

LOAN VS GRANT

LOAN

- Deferred to Sale/Refinance
- Monthly Payments
- Zero Interest
- With Interest

GRANTS

- No monthly payment
- Forgivable loan secured by a lien
- Recapture/Forgiveness Term prorated over time

KEY REQUIREMENTS

- DTI Limits
- Income and Asset Limits
- Location Limits
- First-Time Homebuyer Requirement

WHAT MAKES IT DIFFERENT

- Additional Underwriting
- Potential Inspections
- Strict Timelines

HOW IT WORKS

Preapproval > Offer > DPA Identified > File

Submitted > Review > Commitment > Closing

OUR ROLE

- Pre-Screen Files
- Coordinate all parties
- Resolve Issues
- Streamline, Streamline, Streamline!

CITY OF LOWELL EXAMPLES

CITY OF LOWELL

Up to \$11,800, 0% deferred
< 80% AMI

LDFC

Up to \$7,500, structured repayment
Higher Income earners

LAYERING PROGRAMS

MUNICIPAL

S.T.A.S.H.

FEDERAL HOME LOAN BANK

EMPLOYER

WHAT WE NEED FROM LENDERS

- Flag early
- Submit complete files
- Communicate changes
- Partnership is key to success

COMMON MISCONCEPTIONS

DPA IS TOO COMPLICATED

BORROWERS ARE RISKY

NOT WORTH THE EFFORT



My
Mass
Home

<https://www.mymasshome.org/down-payment-assistance>

