

LENDING INSTITUTIONS

Lending Institution	MHP'S ONE PROGRAM	Mass Housing Mortgage Programs	USDA	FHFB Equity Builder Grant Program	FNMA Home Ready	Freddie Mac - "Home Possible"	Portfolio Product	Contact Person	Address	City/Town	Main Phone	Direct Line	Email Address
Bridgewater Savings	X	X	X					Michelle Durette	756 Orchard Street	Raynham	(508) 884-3300	508 208-6860	Mdurette@BridgewaterSavings.com
Bristol County Savings Bank	X	X	X					Jennifer Banks-Oldfield	29 Broadway	Taunton	508-824-5443	508-828-5316	Jen.oldfield@bcsbmail.com
First Citizens Federal Credit Union	X	X	X					Giselle Crowell	200 Mill Road, Suite 100	Fairhaven	508990-4289	508 808-9333	Giselle.Crowell@FirstCitizens.org
Mechanics Cooperative Bank	X	X						Olga Andrade	308 Bay Street	Taunton	508-823-7722	x1267	Oandrade@mechanics-coop.com
Rockland Trust	X	X	X	X	X	X		Lenore Tavares	75 Huttleston Ave	Fairhaven		781-331-3210	Lenore.Tavares@RocklandTrust.com
TD Bank		X		X	X	X		William Fagan	1 Union St	Boston		617-895-7596	william.fagan@td.com
USDA DIRECT		X						Meghan Boutin	15 Cranberry Highway	Wareham	774 678-7245		Megan.Boutin@ma.usda.gov
Eastern Bank	X	X	X	X				Beth Ellen Murphy			508-326-0156	508 326-0156	B.Murphy@EasternBank.com

Lender recommendations are highlighted offer both the MHP "One Mortgage" and Equity Builder Program Grants. The Grants are subject of availability of funds the lender may have for the program

ONE MORTGAGE PROGRAM	Offered by Mass Housing Partnerships participating banks (www.MHP.net) Not to be confused with Mass Housing's programs * 3% Down payment - of which half can be a gift * No Private Mortgage Insurance ("PMI") * Minimum Credit Score must be 640 * Fixed rate 30 year mortgage * Below Market Interest Rate * 36% maximum housing expense to income debt ratio and 43% max Debt to Income
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EQUITY BUILDER PROGRAM ("FHFB")	This is a grant offered by the Federal Home Loan Bank of Boston ("FHFB"). Grants provide households with down payment and closing cost assistance. Grants up to \$15,000 depending upon availability of funds. 20% Forgiven each year.
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UNITED STATE DEPT OF AGRICULTURE ("USDA")	* Direct with USDA -508 295-5151 (ext 138) * Zero % down (with waiver) * Guaranteed Loan Program - Contact Lender * Other benefits - Contact USDA * May consider other factors not just credit score * May not be eligible for Condominium developments
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GRANT PROGRAMS - PRO HOME	Call Joanne Obrien 508 821 1092 (Limited to Certain towns) Main # (508) 821-2514 https://www.prohomeinc.org/home.html Neighbor Works Southern Mass Neighborhood Lift Program http://nwsoma.org/lift/
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CREDIT SCORES OF LESS THAN 620	Most likely you will be unable to secure a mortgage commitment. Suggest you contact a Credit Repair firm. There are non profit firms and others offering this type of service.
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Home Ready FNMA	Minimum Credit Score 620 - Debt Ratio Total 45% - 3% Down, All can be a gift
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Home Possible Freddie Mac	Minimum Credit Score 620 - Debt Ratio Total 50% - 3% Down, All can be a gift
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We have prepared this list for the convenience of applicants. These lenders are familiar with the 40B programs and the Deed Rider. There are other lenders that may also be familiar with the 40B program.

You may choose the lender of your choice. The loan must be:

- * 3% Down payment - of which half can be a gift
- * Fair market interest rate - no more than 2% above Mass Housing rate.
- * Long term fixed rate. (30 years)

There are some programs with \$0 Down. Such as Mass Housing Home Ready, Home Possible, USDA - 3% Down Payment Waiver Required.