

## Income & Purchase Price Limits

Area	Income Limits		Purchase Price Limits*			
	1-2 Person	3 or more	1-Unit	2-Unit	3-Unit	4-Unit
<b>Bangor HMFA</b>						
Bangor, Brewer, Eddington, Glenburn, Hampden, Hermon, Holden, Kenduskeag, Milford, Old Town, Orono, Orrington, Penobscot Indian Reservation, Veazie	\$63,351	\$72,854	\$258,600	\$331,100	\$400,200	\$497,400
<b>Portland HMFA</b>						
Buxton, Cape Elizabeth, Casco, Cumberland, Falmouth, Freeport, Frye Island, Gorham, Gray, Hollis, Limington, Long Island, North Yarmouth, Old Orchard Beach, Portland, Raymond, Scarborough, South Portland, Standish, Westbrook, Windham, Yarmouth	\$72,400	\$83,260	\$294,900	\$377,500	\$456,300	\$567,100
<b>York/Kittery/So. Berwick HMFA</b>						
Berwick, Eliot, Kittery, So. Berwick, York	\$76,500	\$87,975	\$294,900	\$377,500	\$456,300	\$567,100
<b>Other Areas</b>						
Androscoggin County	\$64,491	\$74,165	\$258,600	\$331,100	\$400,200	\$497,400
Cumberland County (excluding HMFA)	\$73,684	\$84,737	\$294,900	\$377,500	\$456,300	\$567,100
Hancock County	\$64,269	\$73,909	\$259,000	\$331,600	\$400,800	\$498,100
Kennebec County	\$64,071	\$73,682	\$258,600	\$331,100	\$400,200	\$497,400
Knox County	\$66,716	\$76,724	\$266,700	\$341,400	\$412,600	\$512,800
Lincoln County	\$69,511	\$79,938	\$278,500	\$356,500	\$430,900	\$535,600
Penobscot County (excluding HMFA)	\$62,400	\$72,800	\$258,600	\$331,100	\$400,200	\$497,400
Sagadahoc County	\$73,324	\$84,323	\$294,900	\$377,500	\$456,300	\$567,100
York County (excluding HMFA)	\$73,504	\$84,530	\$294,900	\$377,500	\$456,300	\$567,100
All Other Counties	\$62,400	\$72,800	\$258,600	\$331,100	\$400,200	\$497,400

HMFA = HUD Metro Fair Market Rent Area

**\*New Construction** - Limited to single family homes and new mobile homes. Refer to 1-unit limits listed above.

**\*Mobile Home Self-Insured Option** - Purchase Price Limit for single-wides on owned or leased land and double-wides on leased land is \$150,000 for all areas.

The Income and Purchase Price Limits establish maximum eligibility guidelines, not the price of the home you can afford. Your individual financial situation will determine the mortgage amount you can actually borrow. For more information, contact a MaineHousing participating lender.

Income and Purchase Price Limits are based on availability of funding and are subject to change.

Maine State Housing Authority ("MaineHousing") does not discriminate on the basis of race, color, religion, sex, sexual orientation, national origin, ancestry, age, physical or mental disability, or familial status in the admission or access to, or treatment or employment in, its programs, and activities. MaineHousing will provide appropriate communication auxiliary aids and services upon sufficient notice. MaineHousing will also provide this document in alternative formats upon sufficient notice. MaineHousing has designated the following person responsible for coordinating compliance with applicable federal and state nondiscrimination requirements and addressing grievances: Mary Darling, Maine State Housing Authority, 353 Water Street, Augusta, Maine 04330-4633, Telephone Number (207) 626-4600 or 1-800-452-4668 (voice), or 1-800-452-4603 (TTY).



353 Water Street  
Augusta, ME 04330-4633

207-626-4600  
1-800-452-4668  
Fax 207-626-4652  
TTY 1-800-452-4603

### Interest Rates

### Participating Lenders

### Homebuyer Education Providers

### Income & Purchase Price Limits



**MaineHousing**  
Maine State Housing Authority

[www.mainehousing.org](http://www.mainehousing.org)

# Effective November 1, 2009

## Interest Rates

### First Home and Operation New Home

Interest rates are subject to change. See [www.mainehousing.org](http://www.mainehousing.org) for the most current rates.

Points	Rate	APR	Monthly Payment Factor
<b>30-Year Fixed Rates</b>			
2 Points (buyer or seller)	5.200%	6.009%	\$5.49
0 Points	5.500%	6.117%	\$5.68
<b>Mobile Home Self-Insured</b>			
<i>Single-wides on owned or leased land</i>			
<i>Double-wides on leased land</i>			
2 Points (buyer or seller)	6.200%	6.392%	\$6.12*
0 Points	6.500%	6.500%	\$6.32*

\*Assumes a 30-year term

## Mobile Homes

Eligible properties are 20 years or newer single- and double-wides on owned or leased land.

Loan term will be 20, 25, or 30 years depending on the age of the mobile home.

## Annual Percentage Rate (APR)

Annual Percentage Rate (APR) is the cost of credit stated as a yearly rate. The APR calculation is based on a \$100,000 loan for a 30-year term and includes points and mortgage insurance fees collected on a Federal Housing Authority loan. The actual APR may be higher depending on additional mortgage loan fees the participating lender charges the borrower.

## Monthly Payment Factor

Multiply the Monthly Payment Factor by the number of \$1,000's in your loan to get the estimated principal and interest payment. Your actual monthly payment will include escrowed property taxes and insurances and therefore will be higher.

## Participating Lenders

Call one of the participating lenders below to apply for a MaineHousing loan. A MaineHousing loan with mortgage insurance will help you buy your first home with little to no money down. Your lender will help you find the best mortgage insurance for you.

Participating Lender	Phone	Mortgage Insurance
Androscoggin Savings Bank	800-927-3344	FHA/VA/RD
<b>Bangor Savings Bank</b>	800-432-1591	FHA/VA/RD
<b>Bank of America Home Loans</b>	800-442-8001	FHA/VA
Bath Savings Institution	800-447-4559	FHA/VA/RD
Bell Home Mortgage Group	324-2900	FHA/VA/RD
Camden National Bank	236-8821	FHA/VA/RD
<b>CUSO Mortgage Corp.</b>	800-360-CUSO	FHA/VA/RD
Franklin American	510-7234	FHA/VA/RD
Franklin Savings Bank	778-2900	FHA/VA/RD
Gorham Savings Bank	839-3342	FHA/VA/RD
Kennebec Federal Savings & Loan	888-249-0606	VA/RD
Kennebunk Savings Bank	800-339-6573	FHA/VA/RD
KeyBank National Association	800-452-8762	FHA/VA
<b>Machias Savings Bank</b>	800-339-3347	RD
Maine Bank & Trust	877-888-1747	FHA/VA/RD
Mechanics Savings Bank	786-5700	RD
Meridian Mortgage	775-9155	FHA/VA/RD
Merrill Bank	888-775-4070	FHA/VA/RD
Merrimack Mortgage	800-600-3007	FHA/VA/RD
<b>MetLife Home Loans</b>	888-335-1133	FHA/VA/RD
<b>NE Moves Mortgage Corp.</b>	253-3101	FHA/VA/RD
Northeast Bank	800-284-5989	FHA/VA/RD
Norway Savings Bank	888-725-2207	RD
Ocean National	800-367-8862	FHA/VA/RD
Regency Mortgage Corp.	207-363-6700	FHA/VA/RD
<b>Residential Mortgage Services, Inc.</b>	800-640-0753	FHA/VA/RD
Rockland Savings Bank, FSB	594-8465	FHA/VA/RD

## Participating Lenders, continued

<b>Savings Bank of Maine</b>	582-5550	FHA/VA/RD
Skowhegan Savings Bank	800-303-9511	RD
The First, N.A.	800-564-3195	RD
Wells Fargo Home Mortgage Northern Southern	800-318-3182 800-933-4701	FHA/VA/RD FHA/VA/RD
York County Federal Credit Union	800-639-2802	
Community Development Financial Institutions:		
HomeQuest	866-221-4383	
MaineStream Finance	973-3500	

## Homebuyer Education Providers

Homebuyers taking advantage of the Gift of Green Promotion are required to take a hoMEworks-approved Homebuyer Education Class, but anyone thinking of buying a home can benefit from taking the class. See [www.mainehomeworks.org](http://www.mainehomeworks.org) for the schedule, or contact one of the education providers below for more information.

Provider	Phone	Location
Aroostook County Action Program (ACAP)	764-3721	Presque Isle
Coastal Enterprises, Inc. (CEI)	882-7552 ext. 177	Bath Brunswick Wiscasset
Community Concepts, Inc. (CCI)	866-221-4383	Lewiston Norway
Consumer Credit Counseling Services of Maine (CCCS)	321-2037 or 866-515-2227 ext. 4790	So. Portland Lewiston Biddeford
Kennebec Valley Community Action Program (KVCAP)	859-1550	Waterville Augusta Skowhegan
Penquis Community Action Program (PCAP)	974-2424 or 800-215-4942 ext. 424	Bangor Rockland
Peoples Regional Opportunity Program (PROP)	553-5930	Portland
Washington-Hancock Community Agency (WHCA)	546-7544 ext. 3378	Machias Ellsworth Milbridge
Western Maine Community Action Program (WMCA)	645-3764 ext. 5270	Farmington E. Wilton
York County Community Action Corporation (YCCAC)	324-5762 ext. 2961	Biddeford Sanford Waterboro Berwick