



Loan Products

1. Is there still an MTC Basic product?

Yes!

2. Is the Ohio Heroes program still available?

Yes!

3. Will there be changes to mortgage interest rates?

Rate changes are possible but not guaranteed.

4. When will the new rate sheet be available?

July 1, 2025

5. Will there be a change in the cost of the programs as a result of the updates?

No; there are no changes in fees for the programs.

6. Will there be changes to loan origination fees?

There are no changes to the origination fees. Lenders may charge up to 1% in origination fees, but these are set by the lender for the benefit of the lender.

7. How can the Mortgage Tax Credit (MTC) be paired with down payment assistance?

You can pair with MTC using our MTC Plus program. We will offer MTC Plus without assistance and with 3% DPA for conventional loans and 3.5% DPA for government loans.

8. What will be the availability of the MTC in 2026?

Due to the volume, we will review in last quarter of the year with our board to set the limit for next year.

9. Is 2.5% down payment assistance (DPA) still available?

Starting July 1, we will offer 3% DPA for conventional loans and 3.5% for government loans.

Qualification Changes

1. How have income limits changed?

Income limits vary by county. Effective July 1, all programs will now implement target and non-target income limits as part of their borrower qualifications. For example, the new income limits for Franklin County are as follows:

Non-target Area (effective July 1)	Target Area (effective July 1)
1 or 2 person family: \$109,000	1 or 2 person family: \$130,800
3 or more person family: \$125,350	3 or more person family: \$152,600



Borrowers may use the FTHB Edge Program for downpayment assistance (at a higher mortgage interest rate) if they are purchasing in a non-target area *and* their total income is more than the non-target income limits but less than the target income limits for their county.

Franklin County FTHB Edge Income Limits
1 or 2 person family: \$130,800
3 or more person family: \$152,600

2. Can a borrower still qualify for first-time homebuyer (FTHB) products regardless of ownership interest in the last 3 years if they are purchasing in a *target* area?

Yes.

3. Does a borrower's assets in checking or saving acct affect qualifications?

No, we do not verify assets.

Resources

1. Where can I find the social media tool kit?

[OhioHome.org](https://ohiohome.org)

2. Will the slide deck from the webinar be shared publicly?

Yes, the slide deck along with the recorded meeting will be made available on our website.