



HomeOwnership Announcement

June 18, 2020

This Announcement provides updates and reminders on the following topics:

1. New Income Limits and forms
2. CU Risk Scores
3. COVID-19 related flexibilities
4. FHA Mortgage Insurance Certificates

New Income Limits:

NEW income limits will be **EFFECTIVE** for all loans locked on or after **June 20, 2020 for the following products:**

- MassHousing Mortgage Conventional
- MassHousing Mortgage FHA Insured
- Operations Welcome Home
- MassHousing Workforce Advantage Conventional

We will update Form L-101MHM and Form L-101WFA to reflect the new income limits and post on emasshousing.com on the effective date.





CU Risk Scores of 4 and Above:

MassHousing is recognizing an increase in data integrity and overvaluation messages found in the Submission Summary Report “SSR” during our pre-purchase loan reviews. Effective immediately, all loans with CU risk score of 4 and above will now receive a “Refer” recommendation in [emasshousing.com](https://www.emasshousing.com)

Lenders will submit a colored copy of the appraisal and the Fannie/Freddie UCDP SSR to holoanreview@masshousing.com for review prior to approval of the loan by our business portal.

Updated Guidance on Temporary Flexibilities:

MassHousing is aligning with Fannie Mae and Freddie Mac’s **extension** to flexibilities announced in the revised [Lender Letters 2020-03, 2020-04](#) all updated June 11th and [Bulletin 2020-23 dated June 11th](#), except for the Power of Attorney flexibilities (we have not changed our existing guidelines - referenced in our Seller Guide Section 3.3.7). COVID-19 flexibilities remain eligible for applications with dates on or before **July 31, 2020**. Our previous Announcements [2020.06](#), [2020.08](#) and [2020.10](#) are updated accordingly however, we will not be updating our Seller Guide to reflect these temporary changes.





Outstanding FHA Mortgage Insurance Certificates:

MassHousing is experiencing an increase in the number of outstanding FHA Mortgage Insurance Certificates. As stated in our Seller Guide (Section 6.2.4), lenders are required to submit a certificate within 90 days of purchase. Please use MetaWorx to track outstanding trailing documents-including FHA Mortgage Insurance Certificates-for submission of overdue documents.

MassHousing will continue to monitor market conditions and will communicate any future changes to the terms of this Announcement. Please contact us at 888-843-6432 option 4, and/or your Relationship Manager for assistance.



MassHousing Form L-101MHM		MHM INCOME AND LOAN LIMITS			Effective: June 20, 2020	
MHM: MassHousing Mortgage Conventional (including MHM-FHA: MassHousing Mortgage FHA Insured and Operation Welcome Home)*						
COUNTY/COMMUNITY		100% of *AMI	135% of *AMI	COUNTY/COMMUNITY		100% of *AMI
BARNSTABLE COUNTY Barnstable, Bourne, Brewster, Chatham, Dennis, Eastham, Falmouth, Harwich, Mashpee, Orleans, Provincetown, Sandwich, Truro, Wellfleet, Yarmouth		\$96,600	\$130,410	HAMPSHIRE COUNTY Amherst, Belchertown, Chesterfield, Cummington, Easthampton, Goshen, Granby, Hadley, Hatfield, Huntington, Middlefield, Northampton, Pelham, Plainfield, South Hadley, Southampton, Ware, Westhampton, Williamsburg, Worthington		\$77,200
BERKSHIRE COUNTY Adams, Alford, Becket, Cheshire, Clarksburg, Dalton, Egremont, Florida, Great Barrington, Hancock, Hinsdale, Lanesborough, Lee, Lenox, Monterey, Mt. Washington, New Ashford, New Marlborough, North Adams, Otis, Peru, Pittsfield, Richmond, Sandisfield, Savoy, Sheffield, Stockbridge, Tyringham, Washington, West Stockbridge, Williamstown, Windsor		\$88,800	\$119,880	MIDDLESEX COUNTY Acton, Arlington, Ashby, Ashland, Ayer, Bedford, Belmont, Billerica, Boxborough, Burlington, Cambridge, Carlisle, Chelmsford, Concord, Dracut, Dunstable, Everett, Framingham, Groton, Holliston, Hopkinton, Hudson, Lexington, Lincoln, Littleton, Lowell, Malden, Marlborough, Maynard, Medford, Melrose, Natick, Newton, North Reading, Pepperell, Reading, Sherborn, Shirley, Somerville, Stoneham, Stow, Sudbury, Tewksbury, Townsend, Tyngsborough, Wakefield, Waltham, Watertown, Wayland, Westford, Weston, Wilmington, Winchester, Woburn		\$114,000
BRISTOL COUNTY Acushnet, Attleboro, Berkley, Dartmouth, Dighton, Easton, Fairhaven, Fall River, Freetown, Mansfield, New Bedford, North Attleborough, Norton, Raynham, Rehoboth, Seekonk, Somerset, Swansea, Taunton, Westport		\$89,000	\$120,150	NANTUCKET COUNTY Nantucket		\$116,700
DUKES COUNTY Chilmark, Edgartown, Aquinnah, Gosnold, Oak Bluffs, Tisbury, West Tisbury		\$104,800	\$141,480	NORFOLK COUNTY Avon, Bellingham, Braintree, Brookline, Canton, Cohasset, Dedham, Dover, Foxborough, Franklin, Holbrook, Medfield, Medway, Millis, Milton, Needham, Norfolk, Norwood, Plainville, Quincy, Randolph, Sharon, Stoughton, Walpole, Wellesley, Westwood, Weymouth, Wrentham		\$114,000
ESSEX COUNTY Amesbury, Andover, Beverly, Boxford, Danvers, Essex, Georgetown, Gloucester, Groveland, Hamilton, Haverhill, Ipswich, Lawrence, Lynn, Lynnfield, Manchester, Marblehead, Merrimac, Methuen, Middleton, Nahant, Newbury, Newburyport, North Andover, Peabody, Rockport, Rowley, Salem, Salisbury, Saugus, Swampscott, Topsfield, Wenham, West Newbury		\$114,000	\$153,900	PLYMOUTH COUNTY Abington, Bridgewater, Brockton, Carver, Duxbury, East Bridgewater, Halifax, Hanover, Hanson, Hingham, Hull, Kingston, Lakeville, Marion, Marshfield, Mattapoisett, Middleborough, Norwell, Pembroke, Plymouth, Plympton, Rochester, Rockland, Scituate, West Bridgewater, Wareham, Whitman		\$114,000
FRANKLIN COUNTY Ashfield, Bernardston, Buckland, Charlemont, Colrain, Conway, Deerfield, Erving, Gill, Greenfield, Hawley, Heath, Leverett, Leyden, Monroe, Montague, New Salem, Northfield, Orange, Rowe, Shelburne, Shutesbury, Sunderland, Warwick, Wendell, Whately		\$80,000	\$108,000	SUFFOLK COUNTY Boston, Chelsea, Revere, Winthrop		\$114,000
HAMPDEN COUNTY Agawam, Blandford, Brimfield, Chester, Chicopee, East Longmeadow, Granville, Hampden, Holland, Holyoke, Longmeadow, Ludlow, Monson, Montgomery, Palmer, Russell, Southwick, Springfield, Tolland, Wales, West Springfield, Westfield, Wilbraham		\$77,200	\$104,220	WORCESTER COUNTY Ashburnham, Athol, Auburn, Barre, Berlin, Blackstone, Bolton, Boylston, Brookfield, Charlton, Clinton, Douglas, Dudley, East Brookfield, Fitchburg, Gardner, Grafton, Hardwick, Harvard, Holden, Hopedale, Hubbardston, Lancaster, Leicester, Leominster, Lunenburg, Mendon, Milford, Millbury, Millville, New Braintree, North Brookfield, Northborough, Northbridge, Oakham, Oxford, Paxton, Petersham, Phillipston, Princeton, Royalston, Rutland, Shrewsbury, Southbridge, Southborough, Spencer, Sterling, Sturbridge, Sutton, Templeton, Upton, Uxbridge, Warren, Webster, West Boylston, West Brookfield, Westborough, Westminster, Winchendon, Worcester		\$95,300
*FHA WITH DPA IS TEMPORARILY SUSPENDED FOR THIS PRODUCT						

CONVENTIONAL MORTGAGE LOAN LIMITS
[CLICK HERE FOR LIMITS](#)
 *Please note the Area Median Income (AMI) is provided by FHFA and may differ from the median income posted on HUD's website

FHA MORTGAGE LOAN LIMITS
 (please note we cap on conforming loan limits)
[CLICK HERE FOR LIMITS](#)

WFA FTHB INCOME AND LOAN LIMITS*
WFA: MassHousing Workforce Advantage Conventional

COUNTY/COMMUNITY	80% of *AMI
BARNSTABLE COUNTY Barnstable	\$77,280
BERKSHIRE COUNTY Pittsfield	\$71,040
BRISTOL COUNTY Attleboro, Fall River, New Bedford, Taunton	\$71,200
ESSEX COUNTY Haverhill, Lawrence, Lynn, Methuen, Peabody, Salem	\$91,200
HAMPDEN COUNTY Chicopee, Holyoke, Springfield, Westfield	\$61,760
MIDDLESEX COUNTY Everett, Lowell, Malden	\$91,200
NORFOLK COUNTY Quincy	\$91,200
PLYMOUTH COUNTY Brockton	\$91,200
SUFFOLK COUNTY Boston, Chelsea, Revere	\$91,200
WORCESTER COUNTY Fitchburg, Leominster, Worcester	\$76,240
<p style="text-align: center;">CONVENTIONAL MORTGAGE LOAN LIMITS CLICK HERE FOR LIMITS *Please note the Area Median Income (AMI) is provided by FHFA and may differ from the median income posted on HUD's website</p>	*FTHB FHA IS TEMPORARILY SUSPENDED FOR THIS PRODUCT