

Mortgage Credit Certificate (MCC)

The Michigan State Housing Development Authority's (MSHDA) Mortgage Credit Certificate (MCC) is a federal tax credit issued in connection with the purchase of a home. This allows homebuyers to credit 20% of the annual mortgage interest paid against their year-end federal income tax liability.

Federal tax credit of up to 20% of the annual mortgage interest paid on your mortgage

- MCC tax credit is available for the life of the original mortgage (up to 30 years)
- Tax credit may allow borrower more income to qualify for the mortgage or to make the monthly payment
- Must apply for this tax credit when applying for a mortgage
- Only available on home "purchases"
- Must apply through a participating lender. Lenders can be found at michigan.gov/MSHDA
- For first-time homebuyers statewide and repeat homebuyers in targeted areas
- Must meet income and sales price limit requirements. Income and sales price limits can be found at michigan.gov/MSHDA
- Acreage restriction - maximum of two (2) acres
- Fee for MCC program is \$400. The lender may charge an additional \$100 administration fee
- IRS recapture tax may apply if borrower sells the home within the first 9 years after purchase (MSHDA Recapture Tax Reimbursement program is available)
- Borrower may keep the original MCC tax credit if their loan is modified (rate and/or term only) and the modification does not change the principal balance of the loan
- The MCC program cannot be combined with any other MSHDA programs (MI Home Loan or MI Home Loan Flex)

To Get Started

Contact a MSHDA MCC participating lender

michigan.gov/MSHDA

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Terms and conditions apply. Find out more at Michigan.gov/downpayment

