

MSHDA INCOME & SALES PRICE LIMITS

MSHDA RATE RELIEF MORTGAGE PROGRAM



1.844.984.HOME (4663)

County Location	City/Township (Determined by Legal Description of Property)	Targeted Area	Qualifying Income FHLBI 80% AMI	Household Income MSHDA 80% AMI	Maximum Sales Price Limit
Alcona	Entire County	Targeted	\$63,680	\$87,552	\$224,500
Alger	Entire County	Targeted	\$63,680	\$87,552	\$224,500
Allegan	Entire County	Targeted	\$73,760	\$88,512	\$224,500
Alpena	Entire County	Targeted	\$63,680	\$87,552	\$224,500
Antrim	Entire County	Targeted	\$72,400	\$87,552	\$224,500
Arenac	Entire County	Targeted	\$63,680	\$87,552	\$224,500
Baraga	Entire County	Targeted	\$63,680	\$87,552	\$224,500
Barry	Entire County	Targeted	\$78,000	\$93,600	\$224,500
Bay	City of Bay City, Gibson Twp., Mt. Forest Twp., Pinconning Twp.	Targeted	\$63,760	\$87,552	\$224,500
Bay	Rest of County	Non-Targeted	\$63,760	\$72,960	\$224,500
Benzie	Entire County	Targeted	\$72,240	\$87,552	\$224,500
Berrien	Entire County	Targeted	\$68,560	\$87,552	\$224,500
Branch	Entire County	Targeted	\$63,680	\$87,552	\$224,500
Calhoun	City of Albion, City of Battle Creek, Village of Burlington, Lee Twp.	Targeted	\$61,760	\$87,552	\$224,500
Calhoun	Rest of County	Non-Targeted	\$61,760	\$72,960	\$224,500
Cass	Entire County	Targeted	\$64,880	\$87,552	\$224,500
Charlevoix	Entire County	Targeted	\$73,520	\$88,224	\$224,500
Cheboygan	Entire County	Targeted	\$63,680	\$87,552	\$224,500
Chippewa	Entire County	Targeted	\$64,800	\$87,552	\$224,500
Clare	Entire County	Targeted	\$63,680	\$87,552	\$224,500
Clinton	City of East Lansing, Lebanon Twp., Village of Maple Rapids, Ovid Twp.	Targeted	\$65,280	\$88,608	\$224,500
Clinton	Rest of County	Non-Targeted	\$65,280	\$73,840	\$224,500
Crawford	Entire County	Targeted	\$64,880	\$87,552	\$224,500
Delta	Entire County	Targeted	\$63,680	\$87,552	\$224,500
Dickinson	Entire County	Targeted	\$63,840	\$87,552	\$224,500
Eaton	Brookfield Twp., City of Charlotte, City of Olivet, Roxand Twp., Village of Vermontville	Targeted	\$72,880	\$88,608	\$224,500
Eaton	Rest of County	Non-Targeted	\$72,880	\$73,840	\$224,500
Emmet	Entire County	Targeted	\$72,000	\$87,552	\$224,500
Genesee	City of Flint, Genesee Twp., Mount Morris Twp.	Targeted	\$62,640	\$87,552	\$224,500
Genesee	Rest of County	Non-Targeted	\$62,640	\$72,960	\$224,500
Gladwin	Entire County	Targeted	\$63,680	\$87,552	\$224,500
Gogebic	Entire County	Targeted	\$63,680	\$87,552	\$224,500
Grand Traverse	Entire County	Targeted	\$79,840	\$95,808	\$224,500
Gratiot	Entire County	Targeted	\$63,680	\$87,552	\$224,500
Hillsdale	Entire County	Targeted	\$63,680	\$87,552	\$224,500
Houghton	Entire County	Targeted	\$65,600	\$87,552	\$224,500
Huron	Entire County	Targeted	\$63,680	\$87,552	\$224,500
Ingham	Entire County	Targeted	\$72,880	\$88,608	\$224,500
Ionia	Entire County	Targeted	\$78,800	\$87,552	\$224,500
Iosco	Entire County	Targeted	\$63,680	\$87,552	\$224,500
Iron	Entire County	Targeted	\$63,680	\$87,552	\$224,500
Isabella	Entire County	Targeted	\$63,680	\$87,552	\$224,500
Jackson	City of Jackson, Pulaski Twp.	Targeted	\$67,360	\$87,552	\$224,500
Jackson	Rest of County	Non-Targeted	\$67,360	\$72,960	\$224,500
Kalamazoo	Entire County	Targeted	\$82,000	\$98,400	\$224,500
Kalkaska	Entire County	Targeted	\$60,080	\$87,552	\$224,500
Kent	City of Grand Rapids, Village of Kent City, City of Kentwood, Spencer Twp., City of Wyoming	Targeted	\$78,800	\$96,672	\$224,500
Kent	Rest of County	Non-Targeted	\$78,800	\$80,560	\$224,500

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Keweenaw	Entire County	Targeted	\$71,920	\$87,552	\$224,500
Lake	Entire County	Targeted	\$87,840	\$87,552	\$224,500
Lapeer	Entire County	Targeted	\$77,840	\$92,064	\$224,500
Leelanau	Entire County	Targeted	\$86,160	\$103,392	\$224,500
Lenawee	Entire County	Targeted	\$69,120	\$87,552	\$224,500
Livingston	Cohoctah Twp, Conway Twp, City of Howell, Iosco Twp	Targeted	\$77,840	\$119,808	\$224,500
Livingston	Rest of County	Non-Targeted	\$77,840	\$99,840	\$224,500
Luce	Entire County	Targeted	\$63,680	\$87,552	\$224,500
Mackinac	Entire County	Targeted	\$63,680	\$87,552	\$224,500
Macomb	Harrison Twp., City of Mt. Clemens	Targeted	\$77,840	\$92,064	\$224,500
Macomb	Rest of County	Non-Targeted	\$77,840	\$76,720	\$224,500
Manistee	Entire County	Targeted	\$64,000	\$87,552	\$224,500
Marquette	Entire County	Targeted	\$69,520	\$87,552	\$224,500
Mason	Entire County	Targeted	\$65,040	\$87,552	\$224,500
Mecosta	Entire County	Targeted	\$63,680	\$87,552	\$224,500
Menominee	Entire County	Targeted	\$63,680	\$87,552	\$224,500
Midland	City of Coleman, Geneva Twp., Greendale Twp., Jasper Twp., Lee Twp., City of Midland, Mills Twp., Mt. Haley Twp.	Targeted	\$84,720	\$101,664	\$224,500
Midland	Rest of County	Non-Targeted	\$84,720	\$84,720	\$224,500
Missaukee	Entire County	Targeted	\$63,680	\$87,552	\$224,500
Monroe	Frenchtown Twp., City of Luna Pier	Targeted	\$80,720	\$92,640	\$224,500
Monroe	Rest of County	Non-Targeted	\$80,720	\$77,200	\$224,500
Montcalm	Entire County	Targeted	\$78,800	\$87,552	\$224,500
Montmorency	Entire County	Targeted	\$63,680	\$87,552	\$224,500
Muskegon	City of Muskegon, City of Muskegon Heights	Targeted	\$59,120	\$87,552	\$224,500
Muskegon	Rest of County	Non-Targeted	\$59,120	\$72,960	\$224,500
Newaygo	Entire County	Targeted	\$63,680	\$87,552	\$224,500
Oakland	City of Pontiac, Royal Oak Twp., City of Southfield	Targeted	\$77,840	\$92,064	\$224,500
Oakland	Rest of County	Non-Targeted	\$77,840	\$76,720	\$224,500
Oceana	Entire County	Targeted	\$63,680	\$87,552	\$224,500
Ogemaw	Entire County	Targeted	\$63,680	\$87,552	\$224,500
Ontonagon	Entire County	Targeted	\$63,680	\$87,552	\$224,500
Osceola	Entire County	Targeted	\$63,680	\$87,552	\$224,500
Oscoda	Entire County	Targeted	\$63,680	\$87,552	\$224,500
Otsego	Entire County	Targeted	\$68,080	\$87,552	\$224,500
Ottawa	Allendale Twp., Chester Twp., City of Holland	Targeted	\$78,800	\$98,688	\$224,500
Ottawa	Rest of County	Non-Targeted	\$78,800	\$82,240	\$224,500
Presque Isle	Entire County	Targeted	\$63,680	\$87,552	\$224,500
Roscommon	Entire County	Targeted	\$63,680	\$87,552	\$224,500
Saginaw	Brady Twp., Brant Twp., Bridgeport Twp., Chapin Twp., Marion Twp., Village of Merrill, City of Saginaw	Targeted	\$59,840	\$87,552	\$224,500
Saginaw	Rest of County	Non-Targeted	\$59,840	\$72,960	\$224,500
Sanilac	Entire County	Targeted	\$63,680	\$87,552	\$224,500
Schoolcraft	Entire County	Targeted	\$63,680	\$87,552	\$224,500
Shiawassee	Fairfield Twp., Hazelton Twp., City of Laingsburg, Middlebury Twp., City of Owosso	Targeted	\$72,880	\$87,552	\$224,500
Shiawassee	Rest of County	Non-Targeted	\$72,880	\$72,960	\$224,500
St. Clair	Entire County	Targeted	\$77,840	\$92,064	\$224,500
St. Joseph	Entire County	Targeted	\$69,840	\$87,552	\$224,500
Tuscola	Entire County	Targeted	\$63,680	\$87,552	\$224,500
Van Buren	Entire County	Targeted	\$63,680	\$87,552	\$224,500

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Washtenaw	Entire County	Targeted	\$95,600	\$114,720	\$224,500
Wayne	City of Dearborn, City of Detroit, City of Ecorse, City of Hamtramck, City of Highland Park, City of Inkster, City of Lincoln Park, City of River Rouge, City of Taylor, City of Wayne	Targeted	\$64,880	\$92,064	\$224,500
Wayne	Rest of County	Non-Targeted	\$64,880	\$76,720	\$224,500
Wexford	Entire County	Targeted	\$63,680	\$87,552	\$224,500

	Income Scenarios	Meets Qualifying Income Requirement	Meets Household Income Requirement	Meets Income Requirement for Program
Example 1	Borrower is purchasing a home in Hillsdale County. Qualifying income limit is \$63,680 and Household income limit is \$87,552. Borrower is a salaried employee making \$60,000 a year and is eligible to receive a one time performance bonus of 8% of their salary. Loan is submitted to AUS using borrower income of \$60,000 a year and is Approve/Accept Eligible.	Yes	Yes	Yes
Example 2	Borrower is purchasing a home in Midland County. Qualifying income limit is \$84,720 and Household income limit is \$84,720. Borrower is hourly and has overtime on paystub and total annual income used to qualify the loan is \$81,000. The borrower also receives child support income of \$600 per month. This income was not used to qualify the loan, however, it is required to calculate household income.	Yes	No	No
Example 3	Borrower is purchasing a home in Van Buren County. Qualifying income limit is \$63,680 and Household income limit is \$87,552. The borrower is a salaried employee making \$61,000 annually. The title work comes back with the borrower and their fiance on title. Since the borrower's fiance will be living in the home their income needs to be taken into consideration for the Household Income test. Fiance works part-time and makes \$600 per month.	Yes	Yes	Yes
Example 4	Borrower is purchasing a home in Ingham County. Qualifying income limit is \$72,880 and Household income limit is \$88,608. Borrower 1 makes \$38,000 a year as a salaried employee and Borrower 2 makes \$36,000 a year as a hourly employee with no overtime.	No	No	No

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