


What is a Mortgage Credit Certificate?

Mortgage Credit Certificates (MCCs) are tax credits that reduce federal tax liability, **saving homebuyers money!** Claim the tax credit year-after-year as long as the homeowner lives in the home and holds a mortgage!

MCCs allow taxpayers to claim a federal tax credit of 40% of the mortgage interest paid annually, up to \$2,000 per year.


If an MCC recipient does not have a federal tax liability in a particular year, the credit can be carried forward to future tax years (up to 3 years).



\$125,000 Loan Amount
x 4% Interest

= \$5,000 Interest the first year
x 40% MCC Credit

= \$2,000 Tax Credit



Who Qualifies?

PROGRAM ELIGIBILITY

- **First-time homebuyers only**
 - First-time homebuyer = no home ownership within past three years
 - **Exceptions:**
 - Military veterans do not have to be first-time homebuyers
 - Applicants who purchase in target areas* do not have to be first-time homebuyers
- **All types of homes and all types of loans**
- **Valid for properties ANYWHERE within the state of Arizona**
- **Must apply and gain approval for an MCC PRIOR to home closing**
- **One-Time Program Fee – \$500**
 - *Not* an application fee – clients only pay to enroll.
 - Payment plans offered up to 6 months
- **Annual Administrative Fee – \$100**
 - Due the year following home purchase; pro-rated for first year based on purchase date

Contact our Homeownership Team
MCC@cictucson.org | (520) 462-4MCC (4622)

HOUSEHOLD INCOME LIMITS

All AZ Counties (except Coconino, Pinal, and Maricopa)

Family Size	Non-Target Area	Target Area*
1 to 2 persons	\$91,600	\$109,920
3 or more persons	\$105,340	\$126,351

Coconino County

Family Size	Non-Target Area	Target Area*
1 to 2 persons	\$93,854	\$109,920
3 or more persons	\$107,932	\$128,240

Pinal and Maricopa Counties

Family Size	Non-Target Area	Target Area*
1 to 2 persons	\$96,072	\$112,200
3 or more persons	\$110,483	\$130,900

PURCHASE PRICE LIMITS

All AZ Counties (except Coconino, Pinal, and Maricopa)

Property Type	Non-Target Area	Target Area*
New or Existing	\$481,176	\$588,104

Coconino County

Property Type	Non-Target Area	Target Area*
New or Existing	\$527,526	\$644,755

Pinal and Maricopa Counties

Family Size	Non-Target Area	Target Area*
New or Existing	\$540,422	\$660,515

* Target Areas are determined by census tract. For a list of target areas in your county, please visit www.cictucson.org/mcc/target-areas