



Texas Mortgage Credit Certificate

By The Texas Homebuyer Program

MCC Credit Rate

Year 1 Example	Loan Amount			
	150,000		175,000	
MCC Credit Rate	30%	25%	30%	25%
Mortgage Interest Rate	4.25%	4.25%	4.25%	4.25%
First Year Mortgage Interest	6,326	6,326	7,380	7,380
Calculated Tax Credit Amount	1,898	1,582	2,214	1,845
Maximum Tax Credit Allowed	2,000	No Limit	2,000	No Limit
Eligible Tax Credit	1,898	1,582	2,000	1,845
Mortgage Interest Deduction	4,428	4,745	5,380	5,535

Annual Eligible Tax Credit, First 10 Years	Loan Amount			
	150,000		175,000	
MCC Credit Rate	30%	25%	30%	25%
Year 1	1,898	1,582	2,000	1,845
Year 2	1,865	1,554	2,000	1,813
Year 3	1,831	1,552	2,000	1,810
Year 4	1,795	1,549	2,000	1,808
Year 5	1,758	1,547	2,000	1,805
Year 6	1,719	1,545	2,000	1,802
Year 7	1,678	1,542	1,958	1,799
Year 8	1,636	1,540	1,908	1,797
Year 9	1,591	1,538	1,856	1,794
Year 10	1,545	1,535	1,803	1,791
First 10 Years	17,314	15,484	19,525	18,065

Credit may be claimed until loan maturity.

