



## Housing Assistance for Teachers

Are you a board-certified teacher in MS looking to buy a home? If you agree to teach in a critical shortage area, we have a down payment assistance program just for you! See program eligibility below.

### FEATURES

- MS Dept. of Education assistance will cover the amount of borrower funds needed to close on a home up to \$6,000.
- Grant assistance is forgiven if the approved licensed teacher satisfies a required executed Loan Agreement. The Loan Agreement requires the applicant to be employed for a period of no less than three (3) years in a school district where a critical shortage of teachers exists. Your participating lender has access to this document.
- MS Dept. of Education assistance can be used to cover required down payment (less borrower's 1% required contribution), borrower paid closing costs, prepaid expenses, and Mortgage Insurance, if applicable, depending upon the amount of additional down payment paid over the required amount (contact your lender).
- Homebuyer(s) must provide a minimum down payment from one's own funds of 1% of the sales price and one month's reserves. Reserves requirement may be gifted from a relative, but not the 1% down payment contribution.

### HOW DO I QUALIFY?

- Applicants who agree to render service as a teacher in the district for three years starting with the beginning of the school year
- Applicants meeting the credit eligibility requirements of FHA, VA, RD Guaranteed, Fannie Mae or Freddie Mac
- 25 or 30-year fixed loan rate, unless using with another MHC Program
- FHA, VA, RD Guaranteed, Fannie Mae or Freddie Mac
- Mortgage Insurance required
- No income limits unless using with another MHC loan product (see other program guidelines)
- Residential property must be located within the county where the teacher is employed and is designated by the MS Department of Education as a critical shortage school district.
- May be combined with MHC's Smart6, Easy8, Trusty10, or MCC program



MISSISSIPPI HOME CORPORATION

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# 2024/2025 Mississippi Critical Shortage Areas

<b>Adams:</b>	Natchez-Adams SD	<b>Lee:</b>	Lee County SD
<b>Amite:</b>	Amite County SD	<b>Leflore:</b>	Greenwood-Leflore Consolidated SD, Leflore Legacy
<b>Attala:</b>	Attala County SD, Kosciusko SD	<b>Lowndes:</b>	Columbus Municipal SD
<b>Benton:</b>	Benton County SD	<b>Madison:</b>	Canton Public SD
<b>Bolivar:</b>	North Bolivar Consolidated SD, West Bolivar Consolidated SD	<b>Marshall:</b>	Marshall County SD, Holly Springs SD
<b>Calhoun:</b>	Calhoun County SD	<b>Monroe:</b>	Aberdeen SD
<b>Carroll:</b>	Carroll County SD	<b>Neshoba:</b>	Union Public SD, Philadelphia Public SD
<b>Chickasaw:</b>	Chickasaw County SD, Okolona Separate SD	<b>Newton:</b>	Newton Municipal SD
<b>Choctaw:</b>	Choctaw County SD	<b>Noxubee:</b>	Noxubee County SD
<b>Claiborne:</b>	Claiborne County SD	<b>Oktibbeha:</b>	Starkville-Oktibbeha Consolidated SD
<b>Clarke:</b>	Quitman SD	<b>Panola:</b>	North Panola SD, South Panola SD
<b>Coahoma:</b>	Coahoma County SD, Clarksdale Municipal SD, Clarksdale Collegiate	<b>Pearl River:</b>	Picayune SD
<b>Copiah:</b>	Copiah County SD, Hazlehurst City SD	<b>Pike:</b>	North Pike Consolidated SD, South Pike SD, McComb SD
<b>Covington:</b>	Covington County SD	<b>Pontotoc:</b>	Pontotoc City Schools
<b>Desoto:</b>	Desoto County SD	<b>Prentiss:</b>	Baldwyn Public SD, Booneville SD
<b>Forrest:</b>	Forrest County SD, Forrest County Agricultural HS, Hattiesburg Public SD	<b>Quitman:</b>	Quitman County SD
<b>Greene:</b>	Greene County SD	<b>Scott:</b>	Forest Municipal SD
<b>Grenada:</b>	Grenada SD	<b>Sharkey:</b>	South Delta SD
<b>Hancock:</b>	Bay St. Louis Waveland SD	<b>Simpson:</b>	Simpson County SD
<b>Harrison:</b>	Harrison County SD, Pass Christian Public SD	<b>Smith:</b>	Smith County SD
<b>Hinds:</b>	Hinds County SD, Smilow Collegiate, Re-imagine Prep, Jackson Public SD, Clinton Public SD, Midtown Public, Smilow Prep, Ambition Prep, Revive	<b>Sunflower:</b>	Sunflower County Consolidated SD
<b>Holmes:</b>	Holmes County Consolidated SD	<b>Tallahatchie:</b>	East Tallahatchie Consolidated SD, West Tallahatchie Consolidated SD
<b>Humphreys:</b>	Humphreys County SD	<b>Tate:</b>	Tate County SD, Senatobia Municipal SD
<b>Jackson:</b>	Moss Point SD, Jackson County SD	<b>Tippah:</b>	North Tippah Consolidated SD, South Tippah SD
<b>Jasper:</b>	East Jasper SD	<b>Tishomingo:</b>	Tishomingo County SP Municipal SD
<b>Jefferson:</b>	Jefferson County SD	<b>Tunica:</b>	Tunica County SD
<b>Jefferson Davis:</b>	Jefferson Davis County SD	<b>Union:</b>	New Albany Public SD
<b>Jones:</b>	Laurel SD	<b>Warren:</b>	Vicksburg Warren SD
<b>Kemper:</b>	Kemper County SD	<b>Washington:</b>	Hollandale SD, Leland SD, Western Line SD, Greenville Public SD
<b>Lafayette:</b>	Lafayette County SD	<b>Wayne:</b>	Wayne County SD
<b>Lauderdale:</b>	Meridian Public SD, Lauderdale County SD	<b>Webster:</b>	Webster County SD
<b>Lawrence:</b>	Lawrence County SD	<b>Wilkinson:</b>	Wilkinson County SD
<b>Leake:</b>	Leake County SD	<b>Winston:</b>	Louisville Municipal SD
		<b>Yalobusha:</b>	Coffeeville SD, Water Valley SD
		<b>Yazoo:</b>	Yazoo County SD, Yazoo City SD

EFFECTIVE JULY 19, 2024

Revised: July 18, 2024

