

Jump to: [Overview](#) | [Guidelines](#) | [Income Limits by County](#) | [Commitment System Guide](#)

Overview

For a limited time, conventional loan borrowers with incomes at or below 80% AMI by county can receive third party grants for cash to close. Unlike our downpayment loans, grants will not need to be paid back. Borrowers can still layer other community seconds and our downpayment loans. Conventional Cash to Close Grants are only available with conventional Freddie Mac HFA AdvantageSM.

Follow these easy steps:

1. Check the borrower’s income and eligibility.
 - See [Guidelines](#) and [Income Limits](#) sections. Use first mortgage Loan Qualifying income.
2. Add the grant in the Minnesota Housing online commitment system to your existing loan commitment.
3. Complete the [Award Letter](#) found in Forms Generator and on [our website](#). Give a copy of the Award Letter to the borrower.
4. Enter the grant amount in Loan Product Advisor in the Total Gift Fund field.
5. Include the grant on the Closing Disclosure on page 3, section L: in lines 1-5. Label the grant “Conventional Cash to Close Grant”.
6. Close in your name and fund the grant. U.S. Bank HFA Division will reimburse the lender at loan purchase.

Guidelines

Eligible Product	Freddie Mac HFA Advantage SM (See Product Description for additional guidelines)	
Qualifying income limits	≤ 50% AMI by county	>50% and ≤ 80% AMI by county
Grant amount The full amount must be used; partial grants are not allowed	\$2,500	\$1,500
Grant use	Closing costs and downpayment	
Non-first time homebuyers allowed	Yes	
Refinance transactions allowed	No	
Special Feature Code (SFC) and Investor Feature Identifier (IFI) Underwriter should indicate code on Underwriting transmittal (1008)	IFI: H56 indicating the loan is a VLIP Mortgage (<=50% AMI)	IFI: H55 indicating the loan is a LIP Mortgage (<=80% AMI)

Qualifying Income Limits by County:

For new or existing Minnesota Housing commitments submitted or re-submitted to Loan Product Advisor® (LPA) on or after July 29, 2018, use tables below.

[Previous income limits](#)

County Name	80% AMI	50% AMI
Aitkin	\$55,600	\$34,750
Anoka	\$75,440	\$47,150
Becker	\$55,600	\$34,750
Beltrami	\$55,600	\$34,750
Benton	\$56,480	\$35,300
Big Stone	\$55,600	\$34,750
Blue Earth	\$60,000*	\$37,500*
Brown	\$56,240	\$35,150
Carlton	\$57,120	\$35,700
Carver	\$75,440	\$47,150
Cass	\$55,600	\$34,750
Chippewa	\$55,600	\$34,750
Chisago	\$75,440	\$47,150
Clay	\$65,600	\$41,000
Clearwater	\$55,600	\$34,750
Cook	\$55,600	\$34,750
Cottonwood	\$55,600	\$34,750
Crow Wing	\$55,600	\$34,750
Dakota	\$75,440	\$47,150
Dodge	\$72,400	\$45,250
Douglas	\$57,280	\$35,800
Faribault	\$55,600	\$34,750
Fillmore	\$72,400	\$45,250
Freeborn	\$55,600	\$34,750
Goodhue	\$62,160	\$38,850

County Name	80% AMI	50% AMI
Grant	\$55,600	\$34,750
Hennepin	\$75,440	\$47,150
Houston	\$57,920	\$36,200
Hubbard	\$55,600	\$34,750
Isanti	\$75,440	\$47,150
Itasca	\$55,600	\$34,750
Jackson	\$55,600	\$34,750
Kanabec	\$55,600	\$34,750
Kandiyohi	\$55,600	\$34,750
Kittson	\$56,720	\$35,450
Koochiching	\$55,600	\$34,750
Lac Qui Parle	\$55,600	\$34,750
Lake	\$55,600	\$34,750
Lake Of The Woods	\$55,600	\$34,750
Le Sueur	\$75,440	\$47,150
Lincoln	\$55,600	\$34,750
Lyon	\$60,000	\$37,500
Mahnomen	\$55,600	\$34,750
Marshall	\$55,840	\$34,900
Martin	\$55,600	\$34,750
Mcleod	\$57,360	\$35,850
Meeker	\$56,960	\$35,600
Mille Lacs	\$75,440	\$47,150
Morrison	\$55,600	\$34,750
Mower	\$55,600	\$34,750

County Name	80% AMI	50% AMI
Murray	\$56,560	\$35,350
Nicollet	\$60,000*	\$37,500*
Nobles	\$55,600	\$34,750
Norman	\$55,600	\$34,750
Olmsted	\$72,400	\$45,250
Otter Tail	\$55,600	\$34,750
Pennington	\$55,600	\$34,750
Pine	\$55,600	\$34,750
Pipestone	\$55,600	\$34,750
Polk	\$62,480	\$39,050
Pope	\$56,480	\$35,300
Ramsey	\$75,440	\$47,150
Red Lake	\$55,600	\$34,750
Redwood	\$55,600	\$34,750
Renville	\$55,600	\$34,750
Rice	\$62,480	\$39,050
Rock	\$55,600	\$34,750
Roseau	\$55,600	\$34,750
Scott	\$75,440	\$47,150
Sherburne	\$75,440	\$47,150
Sibley	\$75,440	\$47,150
St. Louis	\$57,120	\$35,700
Stearns	\$56,480	\$35,300
Steele	\$61,680	\$38,550
Stevens	\$60,240	\$37,650
Swift	\$55,600	\$34,750
Todd	\$55,600	\$34,750
Traverse	\$55,600	\$34,750
Wabasha	\$72,400	\$45,250
Wadena	\$55,600	\$34,750
Waseca	\$59,120	\$36,950

County Name	80% AMI	50% AMI
Washington	\$75,440	\$47,150
Watsonwan	\$55,600	\$34,750
Wilkin	\$55,920	\$34,950
Winona	\$58,640	\$36,650
Wright	\$75,440	\$47,150
Yellow Medicine	\$55,600	\$34,750

* Income limits decreased on July 29, 2018 for Blue Earth and Nicollet counties. For these counties, if loan was initially submitted to LPA prior to 7/29/2018, use [2017 income limits](#).

Commitment System Guide

- Grants can be added to existing locks or when locking a new conventional loan.
- For all conventional locks, complete the “Grant Amount” field found in the “Other” tab.
 - If no grant, enter 0.
 - Grant Amount must be entered as a number.
 - Do not enter a decimal point, comma, symbol, or text.
- Do not enter Grant Amount for a government loan.

Example Grant:

Borrower: Boitano, Brian Lender: 656300 - Movement Mortgage, LLC Program: Start Up Purchase Program

LOAN INFO	ORIGINATION	PROPERTY INFO	BORROWERS	FINANCE	TIMELINE	ATTACHMENTS	OTHER
GRANT AMOUNT 1500							

Example Conventional Loan with no Grant:

Borrower: Boitano, Brian Lender: 656300 - Movement Mortgage, LLC Program: Start Up Purchase Program

LOAN INFO	ORIGINATION	PROPERTY INFO	BORROWERS	FINANCE	TIMELINE	ATTACHMENTS	OTHER
GRANT AMOUNT 0							
HOUSING RATIO 28% OR ABOVE Y/N							
HOUSING RATIO							
HFA PREFERRED RISK SHARING Y/N							
PERS. PROPERTY IN TRANSACTION?							