



LIST OF COMMUNITIES

AbingtonF	CambridgeA	FalmouthF
ActonA	CantonA	FitchburgF
AcushnetD	CarlisleA	FloridaF
AdamsF	CarverA	FoxboroughA
AgawamE	CharlemontF	FraminghamA
AlfordF	CharltonF	FranklinA
AmesburyA	ChathamF	FreetownD
AmherstE	ChelmsfordC	
AndoverB	ChelseaA	GardnerF
ArlingtonA	CheshireF	Gay HeadF
AshburnhamF	ChesterF	GeorgetownB
AshbyF	ChesterfieldF	GillF
AshfieldF	ChicopeeE	GloucesterA
AshlandA	ChilmarkF	GoshenF
AtholF	ClarksburgF	GosnoldF
AttleboroF	ClintonF	GraftonF
AuburnF	CohassetA	GranbyE
AvonF	ColrainF	GranvilleF
AyerA	ConcordA	Great BarringtonF
	ConwayF	GreenfieldF
BarnstableF	CummingtonF	GrotonC
BarreF		GrovelandB
BecketF	DaltonF	
BedfordA	DanversA	HadleyE
BelchertownE	DartmouthD	HalifaxF
BellinghamA	DedhamA	HamiltonA
BelmontA	DeerfieldF	HampdenE
BerkleyA	DennisF	HancockF
BerlinA	DightonA	HanoverA
BernardstonF	DouglasF	HansonF
BeverlyA	DoverA	HardwickF
BillericaC	DracutC	HarvardA
BlackstoneA	DudleyF	HarwichF
BlandfordF	DunstableC	HatfieldE
BoltonA	DuxburyA	HaverhillB
		HawleyF
BostonA	E. BridgewaterF	HeathF
BourneF	E. BrookfieldF	HinghamA
BoxboroughA	E. LongmeadowE	HinsdaleF
BoxfordB	EasthamF	HolbrookA
BoylstonF	EasthamptonE	HoldenF
BraintreeA	EastonF	HollandF
BrewsterF	EdgartownF	HollistonA
BridgewaterF	EgremontF	HolyokeE
BrimfieldF	ErvingF	HopedaleA
BrocktonF	EssexA	HopkintonA
BrookfieldF	EverettA	
BrooklineA		HubbardstonF
BucklandF	FairhavenD	HudsonA
BurlingtonA	Fall RiverF	HullA

HuntingtonE	MonroeF	PlymouthA
IpswichA	MonsonE	PlymptonF
	MontagueF	PrincetonF
KingstonA	MontereyF	ProvincetownF
	MontgomeryE	
LakevilleF	Mt. WashingtonF	QuincyA
LancasterA		
LanesboroughF	NahantA	RandolphA
LawrenceB	NantucketF	RaynhamF
LeeF	NatickA	ReadingA
LeicesterF	NeedhamA	RehobothF
LenoxF	New AshfordF	RevereA
LeominsterF	New BedfordD	RichmondF
LeverettF	New BraintreeF	RochesterD
LexingtonA	New MarlboroughF	RocklandA
LeydenF	New SalemF	RockportA
LincolnA	NewburyA	RoweF
LittletonA	NewburyportA	RowleyA
LongmeadowE	NewtonA	RoyalstonF
LowellC	NorfolkA	RussellE
LudlowE	N. AdamsF	RutlandF
LunenburgF	N. AndoverB	
LynnA	N. AttleboroF	SalemA
LynnfieldA	N. BrookfieldF	SalisburyA
	N. ReadingA	SandisfieldF
MaldenA	NorthamptonE	SandwichF
ManchesterA	NorthboroughF	SaugusA
MansfieldA	NorthbridgeF	SavoyF
MarbleheadA	NorthfieldF	ScituateA
MarionD	NortonA	SeekonkF
MarlboroughA	NorwellA	SharonA
MarshfieldA	NorwoodA	SheffieldF
MashpeeF		ShelburneF
MattapoisettD	Oak BluffsF	SherborneA
	OakhamF	ShirleyA
MaynardA	OrangeF	ShrewsburyF
MedfieldA	OrleansF	ShutesburyF
MedfordA	OtisF	SomersetF
MedwayA	OxfordF	SomervilleA
MelroseA		S. HadleyE
MendonA	PalmerE	SouthamptonE
MerrimacB	PaxtonF	SouthboroughA
MethuenB	PeabodyA	SouthbridgeF
MiddleboroughF	PelhamF	SouthwickE
MiddlefieldF	PembrokeA	SpencerF
MiddletonA	PepperellC	SpringfieldE
MilfordA	PeruF	SterlingF
MillburyF	PetershamF	StockbridgeF
MillisA	PhillipstonF	StonehamA
MillvilleA	PittsfieldF	StoughtonA
MiltonA	PlainfieldF	StowA
	PlainvilleA	SturbridgeF

SudburyA	WareE	WestminsterF
SunderlandE	WarehamA	WestonA
SuttonF	WarrenF	WestportF
SwampscottA	WarwickF	WestwoodA
SwanseaF	WashingtonF	WeymouthA
	WatertownA	WhatelyF
TauntonA	WaylandA	WhitmanF
TempletonF	WebsterF	WilbrahamE
TewksburyC	WellesleyA	WilliamsburgE
Tisbury F	WellfleetF	WilliamstownF
Tolland F	WendellF	WilmingtonA
Topsfield A	Wenham A	WinchendonF
Townsend. A	W. BoylstonF	WinchesterA
TruroF	W. BridgewaterF	WindsorF
TyngsboroughC	W. BrookfieldF	WinthropA
TyringhamF	W. NewburyB	WoburnA
	W. SpringfieldE	WorcesterF
UptonA	W. StockbridgeF	WorthingtonF
UxbridgeF	W. TisburyF	WrenthamA
	WestboroughF	
WakefieldA	WestfieldE	YarmouthF
WalesF	WestfordC	
WalpoleA	WesthamptonF	
WalthamA		

March 2014

Massachusetts Housing Finance Agency
One Beacon Street, Boston, MA 02108

TEL: 617.854.1000 | FAX: 617.854.1029
VP: 866.758.1435 | www.masshousing.com

HOMEOWNER SEPTIC REPAIR
LOAN PROGRAM

A Service of the Massachusetts
Department of Revenue,
The Department of Environmental
Protection, and MassHousing

H O M E O W N E R S H I P

Financial help is available for all homeowners faced with the need to repair a failed septic system to meet the Commonwealth's Title V requirements. Through a combined effort of the Department of Environmental Protection, the Massachusetts Department of Revenue, and MassHousing, below-market-rate loans are now available.

PROGRAM REQUIREMENTS

- Eligibility**
Borrowers: All owner-occupants of 1-4 family homes and condominium associations with failed sewage disposal systems whose income does not exceed Program income limits.
- Property Type:**
Single-family homes, 2-4 family homes and condominium associations.
- Activities:**
All costs associated with sewage disposal system repairs or sewer connections.
- Loan Terms**
Amount:
Minimum: \$1,000
Maximum: \$25,000
- Terms:**
Amortizing: 3-20 years, based on size of loan.
Paid in full upon sale, refinance, or transfer.

- Interest Rate:**
Loans are fully amortizing at interest rates of 0%, 3%, or 5%, depending on household income.
- Maximum Loan-to-Value:**
Loans are credit based, not equity based; maximum loan-to-value ratios are not applicable.
- Points:**
"0" points.
- Security:**
All loans are secured by a subordinate mortgage; nonassumable.
- Insurance:**
Hazard Insurance on each property; flood insurance if applicable.
- Debt-to-income:**
The maximum debt-to-income ratio is 50% of borrower's gross income.
- Appraisal:**
No appraisal of the property is required.
- Repairs completed prior to loan closing are ineligible for reimbursement.**
- To apply, see enclosed insert for a list of MassHousing participating lenders.**

HOMEOWNER SEPTIC REPAIR
LOAN PROGRAM

A Step-by-Step Guide

1. Homeowner Discovers Septic System Failure and Obtains Subsurface Disposal System Inspection or a certified letter from the local Board of Health.
2. Homeowner Obtains Repair Contract and Construction Permit.
3. Homeowner Submits Loan Application and Board of Health Approved Plans to Lender.
4. Lender Determines Income Eligibility.
5. Septic Loan Underwritten.
6. Loan(s) Closed; Funds in Escrow.
7. Loans Sent to MassHousing for Purchase.
8. MassHousing Pays \$1000 Fee to Lender.
9. Septic System Repairs Completed; Certificate of Compliance Issued by Local Board of Health.
10. Certificate of Compliance Sent to MassHousing by Lender.

INCOME LIMITS FOR 0% LOAN*

Market Area	Family Size	
	1-2 Persons	3 or More
A. Boston Area	\$25,000	\$28,500
B. Lawrence Area	\$23,500	\$27,000
C. Lowell Area	\$25,000	\$28,500
D. New Bedford Area	\$23,000	\$26,000
E. Springfield Area	\$23,000	\$26,000
F. Balance of State		
Market Area	\$23,000	\$26,000

INCOME LIMITS FOR 3% LOAN*

Market Area	Family Size	
	1-2 Persons	3 or More
A. Boston Area	\$50,000	\$57,000
B. Lawrence Area	\$47,000	\$54,000
C. Lowell Area	\$50,000	\$57,000
D. New Bedford Area	\$46,000	\$52,000
E. Springfield Area	\$46,000	\$52,000
F. Balance of State		
Market Area	\$46,000	\$52,000

INCOME LIMITS FOR 5% LOAN*

Market Area	Family Size	
	1-2 Persons	3 or More
A. Boston Area	\$100,000	\$114,000
B. Lawrence Area	\$ 94,000	\$108,000
C. Lowell Area	\$100,000	\$114,000
D. New Bedford Area	\$ 92,000	\$104,000
E. Springfield Area	\$ 92,000	\$104,000
F. Balance of State		
Market Area	\$ 92,000	\$104,000

* Find the letter code for your community to determine market area.