



## **MFM Bulletin: 019-2023**

**Date:** June 5, 2023

**Subject:** MSHDA Policy Updates and 2023 Income/Sales Price Limits

MSHDA has announced a major policy update that will now allow loan submissions with non-applicant household members. **This policy is in effect for reservations made on or after May 19th, 2023.** Previously, MSHDA required that all adult household members must have been borrowers on the loan.

Below is the policy announcement and additional instructions. MSHDA has also published their 2023 "Income & Sales Price Limits" which are attached as well.

Thank you



## Homeownership Special Announcement

### POLICY UPDATE: NON-APPLICANT HOUSEHOLD MEMBER

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#### Non-Applicant Household Member

MSHDA Homeownership is pleased to announce we will now accept loan submissions with non-applicant household members for the MI Home Loan program. This policy is in effect for new reservations made on or after May 19, 2023. Previous reservations that have not been committed or submitted to MSHDA underwriting may be updated by MSHDA staff only.

**Example:** An applicant's household includes their adult child who is not a full-time student. The adult child would only complete and sign the Affidavit of Non-Applicant Household Member DOH 148 and provide income documents to be included in the household income limit calculation.

What you need to know:

- Household income will be calculated the same way.
  - All adults intending to occupy the property must provide all income documents.
- Affidavit of Non-Applicant Household Member DOH 148.
  - Must be completed and signed by any adult household member of the borrower who will reside in the home but will not sign the note.
  - All income documents must be provided.
- Initial Application Affidavit SFH 106(Rev 5-23)
  - The document was revised to reflect the change in policy.
  - SFH 106 (Rev 5-23) must be used on all loans with a non-applicant household member and on all loans reserved on or after May 22, 2023.
- First time homebuyers
  - Non-applicant household members are not required to be first time homebuyers.
- Non-applicant spouse(s)
  - Non-applicant spouse(s) will be required to be on the deed, and execute the first mortgage, and the down payment assistance mortgage (if applicable).
- Non-applicant disabled adult.
  - If a household member is unable to complete and sign the Non-Applicant Household Member DOH 148 the borrower will complete and sign the form on their behalf if they can provide one of the following documents:
    - Order Appointing Conservatorship
    - Order Appointing Guardian (with property/estate rights)

#### Initial Application Affidavit SFH 106 (Rev 5-23)

The Initial Application Affidavit SFH 106 (Rev 5-23) has been updated and will be required on loans with non-applicant household members and on all loans reserved on or after May 19, 2023.

For more information, please refer to the MSHDA Operating Manual available on lender online.

# MSHDA INCOME & SALES PRICE LIMITS

## MI HOME LOAN & MCC PROGRAM



1.844.984.HOME (4663)

County Location	City/Township (Determined by Legal Description of Property)	Targeted Area	2023 Income Limit 1-2 Persons	2023 Income Limit 3 or more	2023 Sales Price Limit
Alcona	Entire County	Targeted	\$108,360	\$126,420	\$224,500
Alger	Entire County	Targeted	\$108,360	\$126,420	\$224,500
Allegan	Entire County	Targeted	\$113,880	\$132,860	\$224,500
Alpena	Entire County	Targeted	\$108,360	\$126,420	\$224,500
Antrim	Entire County	Targeted	\$108,360	\$126,420	\$224,500
Arenac	Entire County	Targeted	\$108,360	\$126,420	\$224,500
Baraga	Entire County	Targeted	\$108,360	\$126,420	\$224,500
Barry	Entire County	Targeted	\$115,560	\$134,820	\$224,500
Bay	Bay City, Gibson Twp., Mt. Forest Twp., Pinconning Twp.	Targeted	\$108,360	\$126,420	\$224,500
Bay	Rest of County	Non-Targeted	\$90,300	\$103,845	\$224,500
Benzie	Entire County	Targeted	\$111,480	\$130,060	\$224,500
Berrien	Entire County	Targeted	\$108,360	\$126,420	\$224,500
Branch	Entire County	Targeted	\$108,360	\$126,420	\$224,500
Calhoun	Albion, Battle Creek, Burlington, Lee Twp.	Targeted	\$108,360	\$126,420	\$224,500
Calhoun	Rest of County	Non-Targeted	\$90,300	\$103,845	\$224,500
Cass	Entire County	Targeted	\$108,360	\$126,420	\$224,500
Charlevoix	Entire County	Targeted	\$108,360	\$126,420	\$224,500
Cheboygan	Entire County	Targeted	\$108,360	\$126,420	\$224,500
Chippewa	Entire County	Targeted	\$108,360	\$126,420	\$224,500
Clare	Entire County	Targeted	\$108,360	\$126,420	\$224,500
Clinton	East Lansing, Lebanon Twp., Maple Rapids, Ovid Twp.	Targeted	\$117,360	\$136,920	\$224,500
Clinton	Rest of County	Non-Targeted	\$97,800	\$112,470	\$224,500
Crawford	Entire County	Targeted	\$108,360	\$126,420	\$224,500
Delta	Entire County	Targeted	\$108,360	\$126,420	\$224,500
Dickinson	Entire County	Targeted	\$108,360	\$126,420	\$224,500
Eaton	Brookfield Twp., Charlotte, Olivet, Roxand Twp., Vermontville	Targeted	\$117,360	\$136,920	\$224,500
Eaton	Rest of County	Non-Targeted	\$97,800	\$112,470	\$224,500
Emmet	Entire County	Targeted	\$108,360	\$126,420	\$224,500
Genesee	Flint, Genesee Twp., Mount Morris Twp.	Targeted	\$108,360	\$126,420	\$224,500
Genesee	Rest of County	Non-Targeted	\$90,300	\$103,845	\$224,500
Gladwin	Entire County	Targeted	\$108,360	\$126,420	\$224,500
Gogebic	Entire County	Targeted	\$108,360	\$126,420	\$224,500
Grand Traverse	Entire County	Targeted	\$108,360	\$126,420	\$224,500
Gratiot	Entire County	Targeted	\$108,360	\$126,420	\$224,500
Hillsdale	Entire County	Targeted	\$108,360	\$126,420	\$224,500
Houghton	Entire County	Targeted	\$108,360	\$126,420	\$224,500
Huron	Entire County	Targeted	\$108,360	\$126,420	\$224,500
Ingham	Entire County	Targeted	\$117,360	\$136,920	\$224,500
Ionia	Entire County	Targeted	\$108,360	\$126,420	\$224,500
Iosco	Entire County	Targeted	\$108,360	\$126,420	\$224,500
Iron	Entire County	Targeted	\$108,360	\$126,420	\$224,500
Isabella	Entire County	Targeted	\$108,360	\$126,420	\$224,500
Jackson	Jackson, Pulaski Twp.	Targeted	\$108,360	\$126,420	\$224,500
Jackson	Rest of County	Non-Targeted	\$90,300	\$103,845	\$224,500
Kalamazoo	Entire County	Targeted	\$110,640	\$129,080	\$224,500
Kalkaska	Entire County	Targeted	\$108,360	\$126,420	\$224,500
Kent	Grand Rapids, Kent City, Kentwood, Spencer Twp., Wyoming	Targeted	\$118,080	\$137,760	\$224,500
Kent	Rest of County	Non-Targeted	\$98,400	\$113,160	\$224,500
Keweenaw	Entire County	Targeted	\$108,360	\$126,420	\$224,500
Lake	Entire County	Targeted	\$108,360	\$126,420	\$224,500
Lapeer	Entire County	Targeted	\$113,640	\$132,580	\$224,500

### MI Home Loan:

NON-TARGETED AREAS: Must be a first-time homebuyer

TARGETED AREAS: May be a first-time homebuyer or repeat homebuyer



Terms and conditions apply. Find out more at [Michigan.gov/Homeownership](https://Michigan.gov/Homeownership).

05.26.23

# MSHDA INCOME & SALES PRICE LIMITS

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County Location	City/Township (Determined by Legal Description of Property)	Targeted Area	2023 Income Limit 1-2 Persons	2023 Income Limit 3 or more	2023 Sales Price Limit
Leelanau	Entire County	Targeted	\$118,560	\$138,320	\$224,500
Lenawee	Entire County	Targeted	\$108,360	\$126,420	\$224,500
Livingston	Cohoctah Twp., Conway Twp., Howell, Iosco Twp	Targeted	\$144,600	\$168,700	\$224,500
Livingston	Rest of County	Non-Targeted	\$120,500	\$138,575	\$224,500
Luce	Entire County	Targeted	\$108,360	\$126,420	\$224,500
Mackinac	Entire County	Targeted	\$108,360	\$126,420	\$224,500
Macomb	Harrison Twp., Mt. Clemens	Targeted	\$113,640	\$132,580	\$224,500
Macomb	Rest of County	Non-Targeted	\$94,700	\$108,905	\$224,500
Manistee	Entire County	Targeted	\$108,360	\$126,420	\$224,500
Marquette	Entire County	Targeted	\$108,360	\$126,420	\$224,500
Mason	Entire County	Targeted	\$108,360	\$126,420	\$224,500
Mecosta	Entire County	Targeted	\$108,360	\$126,420	\$224,500
Menominee	Entire County	Targeted	\$108,360	\$126,420	\$224,500
Midland	Coleman, Geneva Twp., Greendale Twp., Jasper Twp., Lee Twp., Midland, Mills Twp., Mt. Haley Twp.	Targeted	\$114,360	\$133,420	\$224,500
Midland	Rest of County	Non-Targeted	\$95,300	\$109,595	\$224,500
Missaukee	Entire County	Targeted	\$108,360	\$126,420	\$224,500
Monroe	Frenchtown Twp., Luna Pier	Targeted	\$110,400	\$128,800	\$224,500
Monroe	Rest of County	Non-Targeted	\$92,000	\$105,800	\$224,500
Montcalm	Entire County	Targeted	\$108,360	\$126,420	\$224,500
Montmorency	Entire County	Targeted	\$108,360	\$126,420	\$224,500
Muskegon	Muskegon, Muskegon Heights	Targeted	\$108,360	\$126,420	\$224,500
Muskegon	Rest of County	Non-Targeted	\$90,300	\$103,845	\$224,500
Newaygo	Entire County	Targeted	\$108,360	\$126,420	\$224,500
Oakland	Pontiac, Royal Oak Twp., Southfield	Targeted	\$113,640	\$132,580	\$224,500
Oakland	Rest of County	Non-Targeted	\$94,700	\$108,905	\$224,500
Oceana	Entire County	Targeted	\$108,360	\$126,240	\$224,500
Ogemaw	Entire County	Targeted	\$108,360	\$126,240	\$224,500
Ontonagon	Entire County	Targeted	\$108,360	\$126,240	\$224,500
Osceola	Entire County	Targeted	\$108,360	\$126,240	\$224,500
Oscoda	Entire County	Targeted	\$108,360	\$126,240	\$224,500
Otsego	Entire County	Targeted	\$108,360	\$126,240	\$224,500
Ottawa	Allendale Twp., Chester Twp., Holland	Targeted	\$127,800	\$149,100	\$224,500
Ottawa	Rest of County	Non-Targeted	\$106,500	\$122,475	\$224,500
Presque Isle	Entire County	Targeted	\$108,360	\$126,420	\$224,500
Roscommon	Entire County	Targeted	\$108,360	\$126,420	\$224,500
Saginaw	Brady Twp., Brant Twp., Bridgeport Twp., Chapin Twp., Marion Twp., Merrill, Saginaw	Targeted	\$108,360	\$126,420	\$224,500
Saginaw	Rest of County	Non-Targeted	\$90,300	\$103,845	\$224,500
Sanilac	Entire County	Targeted	\$108,360	\$126,420	\$224,500
Schoolcraft	Entire County	Targeted	\$108,360	\$126,420	\$224,500
Shiawassee	Fairfield Twp., Hazelton Twp., Laingsburg, Middlebury Twp., Owosso	Targeted	\$108,360	\$126,420	\$224,500
Shiawassee	Rest of County	Non-Targeted	\$90,300	\$103,845	\$224,500
St. Clair	Entire County	Targeted	\$113,640	\$132,580	\$224,500
St. Joseph	Entire County	Targeted	\$108,360	\$126,420	\$224,500
Tuscola	Entire County	Targeted	\$108,360	\$126,420	\$224,500
Van Buren	Entire County	Targeted	\$108,360	\$126,420	\$224,500
Washtenaw	Entire County	Targeted	\$148,800	\$173,600	\$224,500
Wayne	Dearborn, Detroit, Ecorse, Hamtramck, Highland Park, Inkster, Lincoln Park, River Rouge, Taylor, Wayne	Targeted	\$113,640	\$132,580	\$224,500
Wayne	Rest of County	Non-Targeted	\$94,700	\$108,905	\$224,500
Wexford	Entire County	Targeted	\$108,360	\$126,420	\$224,500

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