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THE FHA PROGRAM

Buyers can also put as little as 3.5% down and take advantage of the FHA program. There are no income limits with this program and you do not need to be a first time home buyer. Lenders are insured against loss by the Federal Housing Administration. Therefore, a borrower using the FHA program will only have to comply with the standards required by FHA underwriting guidelines.

LEARN MORE





FHA PROGRAM HIGHLIGHTS

FHA offers excellent interest rates, flexible underwriting guidelines and requires only a 3.5% down payment.



Gift funds from relatives can be used to make 100% of the down payment and to cover all of your closing costs while **Sellers can contribute** up to 6% of the purchase price towards the Buyer's closing costs.



FHA appraisals: These follow stricter guidelines, similar to VA and USDA loans. In addition to determining market value, appraisers assess the home's safety, security, and overall condition to meet FHA requirements.



Owner occupied 1-4 unit properties only. Ownership of other residential dwellings is allowed.
Manufactured homes built after June 15, 1976 are eligible.



Purchases OR Refinances are allowed.
Non-Occupant Co-Borrowers are allowed.
First Time home buyers are eligible.
Grants and Down Payment Assistance Programs are FHA eligible.

FHA 2026 MAXIMUM LOAN AMOUNTS BY COUNTY

| COUNTY | 1 UNIT | 2 UNIT | 3 UNIT | 4 UNIT |
|-------------------|-------------|-------------|-------------|-------------|
| Barnstable | \$828,000 | \$1,060,000 | \$1,281,300 | \$1,592,350 |
| Bristol | \$787,750 | \$1,008,450 | \$1,219,000 | \$1,514,950 |
| Dukes | \$1,249,125 | \$1,599,375 | \$1,933,200 | \$2,402,625 |
| Nantucket | \$1,249,125 | \$1,599,375 | \$1,933,200 | \$2,402,625 |
| Plymouth | \$962,550 | \$1,232,250 | \$1,489,500 | \$1,851,100 |
| Norfolk | \$962,550 | \$1,232,250 | \$1,489,500 | \$1,851,100 |
| Suffolk | \$962,550 | \$1,232,250 | \$1,489,500 | \$1,851,100 |
| Middlesex | \$962,550 | \$1,232,250 | \$1,489,500 | \$1,851,100 |

FHA 2026 MAXIMUM LOAN AMOUNTS BY COUNTY

| COUNTY | 1 UNIT | 2 UNIT | 3 UNIT | 4 UNIT |
|------------------|-----------|-------------|-------------|-------------|
| Essex | \$962,550 | \$1,232,250 | \$1,489,500 | \$1,851,100 |
| Berkshire | \$541,287 | \$693,050 | \$837,700 | \$1,041,125 |
| Franklin | \$541,287 | \$693,050 | \$837,700 | \$1,041,125 |
| Hampden | \$541,287 | \$693,050 | \$837,700 | \$1,041,125 |
| Hampshire | \$541,287 | \$693,050 | \$837,700 | \$1,041,125 |
| Worcester | \$545,100 | \$697,800 | \$843,500 | \$1,048,300 |

~~LIMITS~~

**NO INCOME
LIMITS**



There are no income limits with the FHA Program. However, borrowers cannot borrow more than the Maximum Loan Amount designated by FHA for the county where the home is located.

The FHA Maximum Loan Amounts for each Massachusetts county appear in the charts above.





FHA FEES →

FHA requires 2 types of mortgage insurance. The amounts charged for both types are mandatory amounts set by FHA and will not vary with each lender OR borrower.

In order to avoid paying mortgage insurance with an FHA loan you must put down 22% of the purchase price and your mortgage loan term must be 15 years or less.



1.) UP FRONT MORTGAGE INSURANCE

Also called "UFMIP", this is a one time fee and is paid in one lump sum at the closing by the borrower. It is usually financed by just adding it to the mortgage loan. The total cost of UFMIP is currently 1.75% of the loan amount.

2.) ANNUAL MORTGAGE INSURANCE ('MIP')

Like PMI, it is paid by the borrower each month. On a typical FHA loan where the borrower is putting down less than 5%, the MIP is determined by multiplying the loan amount by .55 and adding 1/12th of that amount to the monthly mortgage payment. Your credit score will have no effect on the amount of annual mortgage insurance you pay with the FHA mortgage program.

Unlike conventional mortgages the FHA MIP cannot be cancelled when you reach 20% equity in your home.

| Base Loan Amount (2026) | LTV | FHA Annual MIP (30 Year Mortgage) |
|-------------------------|---|-----------------------------------|
| ≤ \$726,200 | ≤ 90% (10% or more down payment) | (0.50%) |
| ≤ \$726,200 | > 90% but ≤ 95% (5% - 9.99% down payment) | (0.50%) |
| ≤ \$726,200 | > 95% (3.5% - 4.99% down payment) | (0.55%) |
| > \$726,200 | ≤ 90% (10% or more down payment) | (0.70%) |
| > \$726,200 | > 90% but ≤ 95% (5% - 9.99% down payment) | (0.70%) |
| > \$726,200 | > 95% (3.5% - 4.99% down payment) | (0.75%) |



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MortgageSafe

Finding You The Safest Way Home

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