

Home Modification Loan Program Loan Terms

The Home Modification Loan Program (HMLP) offers *deferred payment loans* based on household gross income. HMLP uses HUD published median income by household size for the Boston MESA, and the income guidelines are updated annually. Interested parties should see the HMLP Application for the most up-to-date income guidelines.

0% Deferred Loan: All homeowners with a total gross household income of up to 200% median income (AMI) qualify for the 0% deferred payment loan. Payment of a 0% interest deferred loan is made when the property is sold or the title transferred to someone else or into a Trust, or if any condition of the loan agreement is not met.

Maximum Amount of Loans: Up to \$50,000 for property owners. Or up to \$30,000 for manufactured or mobile homes

Security: Promissory Note and Mortgage on Property for property owners *or* Promissory Note and Security Agreement for manufactured or mobile homes.

Eligible Uses of Loans: In order to be financed by an HMLP loan, modifications must relate to the functional limitation of the beneficiary as documented by a professional with whom there is a client history. Some examples of projects funded through this program include ramps, hardwired alarm systems and other safety modifications, as well as accessible bathrooms and kitchens. Projects that are not directly related to the beneficiary's ability to function on a day-to-day basis and would benefit anyone living in the home are **not** eligible for financing under the HMLP program.