

# BECOME A HOMEOWNER

## THROUGH THE SMTCCAC MUTUAL SELF-HELP HOUSING PROGRAM

The mutual self-help housing program provides low-income families the opportunity to become homeowners and start building personal wealth through home equity.

Most participants in the self-help program pay less for their mortgage payments than they previously were paying in rent, and are able to get a tax deduction for the interest paid on their mortgages.

*YOU BUILD IT.  
WE HELP.*

Currently, SMTCCAC is working with families on duplex units in the Hunting Creek neighborhood, off Willows Road, in Lexington Park.



Families working on a previous SMTCCAC Self-Help project in Calvert County, Maryland.

### SEEM TOO GOOD TO BE TRUE? IT'S NOT. HERE'S WHAT YOU NEED TO KNOW ...

#### Minimum Qualifications

- You must have good credit and low debt load.
- You must be willing to work 30 hours per week building your home.
- You must meet USDA/Rural Development Income Guidelines.

#### Costs & Rates

- No cash downpayment.
- Interest rates starting as low as 1%; maximum is 4.75%.
- 33 year mortgages.

#### Income Limits

- Income limits are based on family size and are divided between low-income and very low-income.
- Priority is given to very low-income families.

Income	1 Person	2 Person	3 Person
Very Low	\$28,750	\$32,850	\$36,950
Low	\$43,050	\$49,200	\$55,350

  

Income	4 Person	5 Person	6 Person
Very Low	\$41,050	\$44,350	\$47,600
Low	\$61,500	\$66,400	\$71,350

For additional information and to get started on your application, call today:  
***Southern Maryland Tri-County Community Action Committee, Inc., Self-Help Housing***  
 301-274-4474 📞 301-476-5574 📞 301-870-3770 📞 extension 210



In accordance with federal law and USDA policy, this institution is prohibited from discriminating on the basis of race, color, national origin, sex, age, or disability. (Not all prohibited bases apply to all programs.)  
 To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, 1400 Independence Avenue, SW, Washington DC, 20250-9410, or call 1-800-795-3272 (voice) or 202-720-6382 (TDD).

