



Home Improvement Loan Program

www.mnvac.org

Fix-Up-Loan PROGRAM FACT SHEET

- The Fix-Up Loan Program offers affordable payments and below market interest rates to qualifying households interested in making improvements to their home.
- The Fix-Up program is funded by Minnesota Housing Finance Agency (MHFA) with loans originated by Minnesota Valley Action Council (MVAC).

The following terms apply to all loans:

1. The maximum loan amount is \$50,000 & the minimum loan is \$2,000.00.
 2. The maximum loan term is 20 years.
 3. Affordable, fixed interest rate
 4. Your gross household income cannot exceed \$132,500.00.
 5. Loan closing costs are 1% of your loan, with a \$50.00 application processing fee, \$95.00 title search, and \$15.00 for flood certification. These costs can be financed in the loan.
 6. The Credit report cost is \$25.00. It is not refundable & cannot be financed in the loan.
 7. Minimum credit score 620.
 8. Recording fee costs are \$92.00. The recording fees for secured loans cannot be financed with the loan.
- You must own **and** occupy the property to be improved as your principle residence. If the property is owned through a Contract for Deed, the Contract for Deed Vendor must also sign the mortgage.
 - Income, affordability, equity and credit will be used to determine which program will work for the household.
 - Eligible improvements are those that improve the basic livability or energy efficiency of the borrower's home. Recreational facilities, such as patio's and saunas are not eligible.
 - Loan available for people with minor credit issues. Call to find what additional requirements apply.
 - Loans can reimburse for improvements started within 120 days of loan closing.

* **Contact MVAC at 507-345-6822 for current interest rate**

7/17/2018

Fix-up Fund

Features and Benefits

Interest Rate

Affordable, fixed interest rate (see current rates at www.mnhousing.gov)

Lower interest rate for loans secured by first lien position

Benefits over Traditional Loan Products

Longer repayment term

Higher loan-to-value ratio

Possibilities for higher debt-to-income ratio