

SoftSecond vs. MassHousing and FHA Mortgages

Based on a \$200,000 purchase price with 3% down for SoftSecond and Masshousing, and 3.5% down for FHA

Household Income up to 80% AMI		
SoftSecond With Subsidy*	MassHousing	FHA
3.750%	4.875%	4.750%
interest rate	interest rate	interest rate
\$744.27	\$1,159.16	\$1,204.34
per month	per month	per month
SoftSecond Savings	\$414.89 per month	\$460.07 per month
	\$4,978.68 per year	\$5,520.84 per year

Household Income up to 100% AMI		
SoftSecond NoSubsidy*	MassHousing	FHA
3.750%	5.250%	4.750%
interest rate	interest rate	interest rate
\$838.02	\$1,203.78	\$1,204.34
per month	per month	per month
SoftSecond Savings	\$365.76 per month	\$366.32 per month
	\$4,389.12 per year	\$4,395.84 per year

Figures as of May 2nd 2011, SoftSecond and FHA numbers are from Sovereign Bank. MassHousing numbers are from Eastern Bank.

FHA and MassHousing mortgages both require Private Mortgage Insurance (PMI), which is included in the payment amounts.

FHA has a lower interest rate but a higher monthly payment because FHA has a higher Private Mortgage Insurance (PMI) payment.

Note: Property taxes and homeowners insurance are not included in these figures.

*For a full explanation of the SoftSecond program, go to www.mhp.net/homeownership/homebuyer