MAKE IT YOURS (BOND)

TEACHERS

Mortgage Assistance Program

The Teachers Mortgage Assistance Program offers home loans at below-market interest rates to Teachers who are certified in the State of Connecticut and qualify under program eligibility.

ELIGIBILITY REQUIREMENTS

A Connecticut certified Teacher employed full time or part time and;

- Is employed in a Priority or Transitional School District; or
- Is employed by the Technical Education and Career System in a technical education and career school located in a Priority or Transitional School District; or
- Is employed in one of the state-identified Subject Matter Shortage Areas

To help Recruit & Retain (*R&R) minority Teachers in our communities, additional incentives are available for Teachers who:

- Graduated from a public high school in an Opportunity Educational Reform District; or
- Graduated from a historically Black college or university or a Hispanic-serving institution. (*Info. provided by U.S. Dept. of Education)*
  - *Historically Black Colleges or University*
  - *Hispanic-servicing Institutions*

Note: In the case of certified Teachers teaching in a Priority or Transitional School District, or in a technical education and career school located in a Priority or Transitional School District, the dwelling must be located in the district in which the school is located. *(This requirement is waived for Teachers who qualify under the (*R&R) eligibility).*

- You must be a first-time homebuyer or have not owned a home in the past three (3) years unless purchasing in a Targeted Area of the state. You can not own any other property at the time of closing your CHFA mortgage. (*see list of Targeted Areas at chfa.org*)
- The sales price of the home must not exceed the CHFA Sales Price Limits and borrower(s) gross income must not exceed CHFA established Income Limits based on household size. (*see Sales & Income Limits at chfa.org*)
- **Teachers are eligible for a .125% rate discount or if qualifying under the (*R&R) eligibility or purchasing in a Targeted Area, will receive a .250% rate discount.** (*see list of Targeted Areas at chfa.org*)

CONNECTICUT HOUSING FINANCE AUTHORITY
Unlocking Solutions, Building Strong Communities.

DOWN PAYMENT ASSISTANCE PROGRAMS

CHFA offers down payment and closing cost assistance loans in conjunction with CHFA first mortgage loans. The minimum assistance amount is $3,000.

SUBJECT MATTER SHORTAGE AREAS:

Bilingual Education, PreK-12	**Science,** 4-12
History and Social Studies, 4-12	**Speech/Lang. Pathologist** PreK-12
Mathematics, 4-12	**Technology Education,** PreK-12
Special Education*, PreK-12	**TESOL,** PreK-12
School Library/Media Specialist PreK-12	**World Languages,** 4-12
School Psychologist, PreK-12	
**** Designation comprises Partially Sighted, Deaf/Hard of Hearing, Blind, Comprehensive Special Education and Integrated Early Childhood teaching endorsement codes.***	

OPPORTUNITY/EDUCATIONAL REFORM DISTRICTS:

Bridgeport	Manchester	New Haven	Norwich	Waterbury
Hartford	New Britain	New London	Thompson	Windham

PRIORITY & TRANSITIONAL SCHOOL DISTRICTS:

Ansonia	East Hartford	Manchester	Norwalk	Stratford
Bloomfield	East Haven	Meriden	Norwich	Torrington
Bridgeport	Enfield	Middletown	Putnam	Waterbury
Bristol	Fairfield	Naugatuck	Sprague	W. Hartford
Danbury	Hamden	New Britain	Stamford	W. Haven
Derby	Hartford	New Haven	Sterling	Windham
		New London		

HOMEBUYER EDUCATION CLASS

At least one borrower is required to attend a free homebuyer education class prior to closing. Classes are held at several locations or online. Your lender will provide you with information for online counseling when your loan is reserved. *A landlord certificate is also required if purchasing a two to four family home. (see Counseling Class schedules at chfa.org)*

FEDERAL RECAPTURE TAX

In rare cases, you could be required to pay a Federal Recapture Tax in the future if you sell the house. Your lender will provide you with information at the time of application. ***You may be eligible to receive reimbursement from CHFA if you are required to make the Federal Recapture Tax payment.***

HOW TO APPLY

To learn more about the program and to apply, contact one of the CHFA Participating Lenders for guidance. (*see CHFA- Participating Lenders list at chfa.org*) or call us toll free at: 844-CT1-HOME (844-281-4663).

EQUAL HOUSING OPPORTUNITY Rev. 8-5-2026