



Do you want to buy a home in Delaware? Are you a first-time or repeat buyer? Do you need assistance with down payment or closing costs?

The **Delaware State Housing Authority** can help.

First-Time Homebuyer Tax Credit Program

The Delaware First-Time Homebuyer Tax Credit is a federal income tax credit that helps make homeownership more affordable to qualified homebuyers.

How it Works

- Homebuyers who use the federal tax credit are eligible to claim a portion of the annual interest paid on their mortgage as a special tax credit.
- The amount of the credit cannot exceed \$2,000 per year.
- The tax credit will be available as long as there is a mortgage loan on the property and the homebuyer occupies it as their primary residence.
- The amount of the tax credit will be based on a percentage of the mortgage interest paid each year, at 35% of the mortgage interest paid.
- There is a \$350 application fee collected at closing, and a 1% issuance fee based on the loan

amount. The 1% fee is waived if using a DSHA Homeownership Loan.

- Homebuyers may also use DSHA's Preferred Plus down payment and closing cost assistance program.

Eligibility

- Buyers must purchase a home in Delaware and occupy the home as their primary residence.
- Buyers cannot have owned a home in the last three years as their primary residence unless purchasing a home in a Targeted Area (see destatehousing.com/home for details), or the homebuyer uses the Qualified Veteran Exemption.
- Household income and the purchase price must not exceed the maximum limits set (see destatehousing.com/home for details).

Other Homeownership Assistance Programs

Other government agencies in Delaware also offer homeownership assistance:

- Dover Housing Authority: (302) 678-1965
- USDA Rural Development: (302) 857-3580
- New Castle County, Department of Community Services: (302) 395-5600
- City of Wilmington, Department of Real Estate and Housing: (302) 576-3000
- U.S. Department of Housing and Urban Development (HUD): (800) 225-5342

KISS YOUR LANDLORD GOODBYE

Delaware State Housing Authority | destatehousing.com/home
18 The Green, Dover, DE 19901 | 888-363-8808

Participating Lenders

DSHA works with a network of participating Delaware lenders to provide our homeownership loans. Contact one of these lenders to get started today!

Lender	New Castle	Kent	Sussex	First-Time Homebuyer Tax Credit?
1st Preference Mortgage Corp	800-321-5555	302-674-2700	888-321-5555	Yes
Academy Mortgage Corp	302-379-5965	302-379-5965	302-379-5965	Yes
Acopia Home Loans	302-894-8947	302-608-0800	302-927-1100	Yes
AnnieMac Home Mortgage	302-234-6575	302-234-6575	302-234-6575	Yes
Apex Home Loans, Inc.	302-999-0130	302-999-0130	302-999-0130	Yes
Artisans' Bank	302-884-6868	800-282-8255	800-282-8255	Yes
Atlantic Home Loans	302-744-1505	302-744-1505	302-744-1505	Yes
Bank of England	800-485-1387	800-485-1387	800-485-1387	Yes
Callber Home Loans	302-584-0580	302-401-4000	302-354-5538	Yes
Draper and Kramer Mortgage Corp	302-469-9920	302-469-9920	302-469-9920	Yes
Embrace Home Loans	302-352-5363	302-352-5363	302-352-5363	Yes
Evolve Bank & Trust.	302-286-7838			Yes
Fairway Independent Mortgage Corp	302-239-5173	302-227-5626	302-227-5626	Yes
First Home Mortgage	866-543-9185	866-543-9185	866-543-9185	No
Fulton Bank NA	302-983-0773	302-983-0773	302-983-0773	Yes
Home Point Financial Corporation	302-218-6452	302-218-6452	302-218-6452	Yes
Homebridge Financial Services, Inc.	302-691-5226	302-691-5226	302-691-5226	Yes
M & T Bank	866-829-1929	866-829-1929	866-829-1929	Yes
Meridian Bank	302-477-9449 302-635-7500 302-318-9020	302-477-9449 302-690-2579 302-318-9020	302-477-9449 302-877-0400 302-318-9020	Yes
Mortgage America Inc.	302-239-0600	302-239-0600	302-239-0600	Yes
Mortgage Network, Inc	302-633-2005	302-633-2005	302-633-2005	Yes
NewPenn Financial LLC	302-781-3345	302-346-6000	302-346-6000	Yes
NVR Mortgage Finance	302-918-2800	302-918-2800	302-732-9930	Yes
Pike Creek Mortgage Services	302-892-2811	302-892-2811	302-892-2811	Yes
Primary Residential Mortgage, Inc.	302-703-0727	302-703-0727	302-703-0727	Yes
PrimeLending, A PlainsCapital Company	302-268-1244	302-268-1244	302-268-1244	Yes
Prosperity Home Mortgage LLC	609-439-9684	302-838-4838	302-519-3457	Yes
Residential Mortgage Services, Inc.	302-540-1541	302-540-1541	302-540-1541	Yes
Santander Bank	302-654-5186	302-654-5186	302-654-5186	Yes
Southern Trust Mortgage LLC	302-268-1243	302-268-1243	302-268-1243	Yes
Stearns Lending	302-379-5965	302-379-5965	302-379-5965	Yes
Supreme Lending	302-268-6244	302-268-6249	302-268-6244	Yes
Tidewater Mortgage Services Inc	302-998-7770		302-998-7770	Yes
Trident Mortgage	302-999-6940	302-999-6940	302-999-6940	Yes
Union Home Mortgage Corp	800-767-4684	800-767-4684	800-767-4684	No
Waterstone Mortgage Corporation	302-227-8252	302-227-8252	302-227-8252	Yes
Weichert Financial Services	302-992-9500	302-992-9500	302-992-9500	Yes
Wells Fargo	302-661-2500 302-239-6300 302-731-1400	302-672-1200	302-227-5710	Yes
WSFS	302-283-4687	800-356-8945	800-356-8945	Yes