

**Escambia County HFA Mortgage Credit Certificate Program  
Income and Purchase Price Limits  
Effective 05/20/24**

**Household Income Limit Calculation**

Include income of borrower(s) and spouse (occupants and non- occupants) and any person who will live in the household who is 18 years of age or older. Bond program income is not averaged. It is annualized. That’s different from income used for credit underwriting. More detailed guidance for calculating program income is located in the MCC guide.

2024 INCOME AND PURCHASE PRICE LIMITS						
County	NonTargeted 1-2 Person	NonTargeted 3+ Person	Targeted 1-2 person	Targeted 3+ Person	Purchase Price Limits	
					Non-Targeted	Targeted
Alachua	\$ 96,700.00	\$ 111,205.00	\$ 116,040.00	\$ 135,380.00	\$ 510,939.00	\$ 624,481.00
Bay	\$ 91,545.40	\$ 105,277.21	\$ 106,320.00	\$ 124,040.00	\$ 510,939.00	\$ 624,481.00
Bradford	\$ 91,440.00	\$ 106,680.00	N/A	N/A	\$ 510,939.00	N/A
Escambia	\$ 92,200.00	\$ 106,030.00	\$ 110,640.00	\$ 129,080.00	\$ 510,939.00	\$ 624,481.00
Franklin	\$ 88,600.00	\$ 101,890.00	N/A	N/A	\$ 510,939.00	N/A
Gadsden	\$ 91,105.40	\$ 104,771.21	N/A	N/A	\$ 510,939.00	N/A
Gulf	\$ 90,000.00	\$ 105,000.00	N/A	N/A	\$ 510,939.00	N/A
Hernando	\$ 95,500.00	\$ 109,825.00	N/A	N/A	\$ 510,939.00	N/A
Indian River	\$ 91,805.40	\$ 105,576.21	\$ 106,320.00	\$ 124,040.00	\$ 510,939.00	\$ 624,481.00
Jackson	\$ 88,600.00	\$ 101,890.00	N/A	N/A	\$ 510,939.00	N/A
Jefferson	\$ 91,105.40	\$ 104,771.21	N/A	N/A	\$ 510,939.00	N/A
Leon	\$ 91,105.40	\$ 104,771.21	\$ 106,440.00	\$ 124,180.00	\$ 510,939.00	\$ 624,481.00
Madison	\$ 88,600.00	\$ 101,890.00	N/A	N/A	\$ 510,939.00	N/A
Marion	\$ 88,600.00	\$ 103,180.00	\$ 106,320.00	\$ 124,040.00	\$ 510,939.00	\$ 624,481.00
Martin	\$ 100,989.61	\$ 116,138.05	N/A	N/A	\$ 560,153.70	N/A
Okaloosa	\$ 112,750.61	\$ 129,663.21	N/A	N/A	\$ 619,117.20	N/A
Santa Rosa	\$ 92,200.00	\$ 106,030.00	N/A	N/A	\$ 510,939.00	N/A
St. Lucie	\$ 100,989.61	\$ 116,138.05	\$ 110,040.00	\$ 128,380.00	\$ 560,153.70	\$ 684,632.30
Taylor	\$ 88,600.00	\$ 101,890.00	N/A	N/A	\$ 510,939.00	N/A
Wakulla	\$ 90,925.40	\$ 104,564.21	N/A	N/A	\$ 510,939.00	N/A
Walton	\$ 112,550.61	\$ 129,433.21	N/A	N/A	\$ 619,117.20	N/A

**Purchase Price - The “Acquisition cost” is defined as follows:**

The cost of acquiring residential property as a completed residential unit, including: all amounts paid, either in cash or in kind, by the mortgagor or a related party for the benefit of the mortgagor to the seller(s); or related parties for the benefit of the seller(s) as consideration for the residential property.

The following costs are excluded: (1) those settlement costs and financing costs that are usual and reasonable and that would be paid by the mortgagor where financing is not provided through a qualified mortgage bond issue; (2) the value of any services performed by the mortgagor and family members in completing a dwelling unit on the residential property; and (3) the cost of any land that was owned by the mortgagor for at least two years prior to the construction of a dwelling unit on the residential property.

Rev 05/22/24