

Recapture Tax – 07/20/2012 to 07/07/2011
Adjusted Qualifying Incomes by Household Size

To view all recapture tax charts please visit the MaineHousing website at <http://www.mainehousing.org/recapture>

Sale Date of Home/Holding Period %		Region I Qualified Income%		Region II Qualified Income %	Region III Qualified Income %		
		2 or less	3+	2 or less	3+	2 or less	3+
0-11 months	20%	\$84,903	\$97,638	\$85,463	\$98,282	\$67,989	\$78,188
12-23 months	40%	\$89,148	\$102,520	\$89,736	\$103,196	\$71,389	\$82,097
24-35 months	60%	\$93,605	\$107,646	\$94,222	\$108,356	\$74,958	\$86,202
36-47 months	80%	\$98,285	\$113,028	\$98,934	\$113,774	\$78,706	\$90,512
48-59 months	100%	\$103,200	\$118,680	\$103,880	\$119,462	\$82,641	\$95,038
60-71 months	80%	\$108,360	\$124,614	\$109,074	\$125,436	\$86,773	\$99,789
72-83 months	60%	\$113,778	\$130,844	\$114,528	\$131,707	\$91,112	\$104,779
84-95 months	40%	\$119,467	\$137,387	\$120,255	\$138,293	\$95,668	\$110,018
96-107 months	20%	\$125,440	\$144,256	\$126,267	\$145,207	\$100,451	\$115,519

*Region I-York-Kittery-So. Berwick Metropolitan Statistical Area: Berwick, Eliot, Kittery, South Berwick, York

*Region II-Portland Metropolitan Statistical Area: Buxton, Cape Elizabeth, Casco, Cumberland, Falmouth, Freeport, Frye Island, Gorham, Gray, Hollis, Limington, Long Island, North Yarmouth, Old Orchard Beach, Portland city, Raymond, Scarborough, South Portland city, Standish, Westbrook city, Windham and Yarmouth

*Region III-Bangor Metropolitan Statistical Area: Bangor city, Brewer city, Eddington, Glenburn, Hampden, Hermon, Holden, Kenduskeag, Milford, Old Town city, Orono, Orrington, Penobscot Indian Island, and Veazie

Number of persons in family and incomes is as of date of sale or transfer of house

Sale Date of Home/Holding Period %		Region IV Qualified Income%		Region V Qualified Income %		Region VI Qualified Income %	
		2 or less	3+	2 or less	3+	2 or less	3+
0-11 months	20%	\$68,640	\$79,223	\$75,840	\$88,480	\$73,920	\$86,240
12-23 months	40%	\$72,072	\$83,184	\$79,632	\$92,904	\$77,616	\$90,552
24-35 months	60%	\$75,675	\$87,343	\$83,613	\$97,549	\$81,496	\$95,079
36-47 months	80%	\$79,459	\$91,710	\$87,794	\$102,426	\$85,571	\$99,833
48-59 months	100%	\$83,432	\$96,296	\$92,183	\$107,547	\$89,850	\$104,825
60-71 months	80%	\$87,603	\$101,110	\$96,793	\$112,925	\$94,342	\$110,066
72-83 months	60%	\$91,984	\$106,166	\$101,632	\$118,571	\$99,059	\$115,569
84-95 months	40%	\$96,583	\$111,474	\$106,714	\$124,500	\$104,012	\$121,348
96-107 months	20%	\$101,412	\$117,048	\$112,050	\$130,725	\$109,213	\$127,415

*Region IV-Kennebec County: All Towns and Cities

*Region V-York County Non-Metropolitan Statistical Area: Acton, Alfred, Arundel, Biddeford city, Cornish, Dayton, Kennebunk, Kennebunkport, Lebanon, Limerick, Lyman, Newfield, North Berwick, Ogunquit, Parsonsfield, Saco city, Sanford, Shapleigh, Waterboro and Wells

*Region VI-Cumberland County Non-Metropolitan Statistical Area: Baldwin, Bridgton, Brunswick, Harpswell, Harrison, Naples, New Gloucester, Pownal and Sebago

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Sale Date of Home/Holding Period %		Region VII Qualified Income%		Region VIII Qualified Income %		Region IX Qualified Income %	
		2 or less	3+	2 or less	3+	2 or less	3+
0-11 months	20%	\$71,760	\$83,720	\$79,080	\$92,260	\$67,080	\$78,260
12-23 months	40%	\$75,348	\$87,906	\$83,034	\$96,873	\$70,434	\$82,173
24-35 months	60%	\$79,115	\$92,301	\$87,185	\$101,716	\$73,955	\$86,281
36-47 months	80%	\$83,071	\$96,916	\$91,544	\$106,802	\$77,653	\$90,595
48-59 months	100%	\$87,224	\$101,762	\$96,122	\$112,142	\$81,536	\$95,125
60-71 months	80%	\$91,585	\$106,850	\$100,928	\$117,749	\$85,612	\$99,881
72-83 months	60%	\$96,165	\$112,192	\$105,974	\$123,637	\$89,893	\$104,875
84-95 months	40%	\$100,973	\$117,802	\$111,273	\$129,819	\$94,388	\$110,119
96-107 months	20%	\$106,022	\$123,692	\$116,837	\$136,310	\$99,107	\$115,625

*Region VS-Lincoln County: All Towns and Cities

*Region VIII-Sagadahoc County: All Towns and Cities

*Region IX-Androscoggin County: All Towns and Cities

Number of persons in family and incomes is as of date of sale or transfer of house

Borrower: _____ Co-Borrower/Title Holder: _____

Sale Date of Home/Holding Period %		Region X Qualified Income %		Region XI Qualified Income %		Region XII Qualified Income %	
		2 or less	3+	2 or less	3+	2 or less	3+
0-11 months	20%	\$69,179	\$79,556	\$67,440	\$78,680	\$62,400	\$72,800
12-23 months	40%	\$72,638	\$83,534	\$70,812	\$82,614	\$65,520	\$76,440
24-35 months	60%	\$76,270	\$87,710	\$74,352	\$86,774	\$68,796	\$80,262
36-47 months	80%	\$80,083	\$92,096	\$78,070	\$91,081	\$72,235	\$84,275
48-59 months	100%	\$84,087	\$96,701	\$81,973	\$95,636	\$75,847	\$88,488
60-71 months	80%	\$88,292	\$101,536	\$86,072	\$100,417	\$79,639	\$92,913
72-83 months	60%	\$92,706	\$106,612	\$90,376	\$105,438	\$83,621	\$97,558
84-95 months	40%	\$97,342	\$111,943	\$94,894	\$110,710	\$87,803	\$102,436
96-107 months	20%	\$102,209	\$117,540	\$99,639	\$116,246	\$92,193	\$107,558

*Region X-Hancock County: All Towns and Cities

*Region XI-Knox County: All Towns and Cities

*Region XII-All other Towns and Cities in the State

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Sale Date of Home/Holding Period %		Region XIII Qualified Income %		Region XIV Qualified Income %	
		2 or less	3+	2 or less	3+
0-11 months	20%	\$70,320	\$82,040	\$73,920	\$86,240
12-23 months	40%	\$73,836	\$86,142	\$77,616	\$90,552
24-35 months	60%	\$77,527	\$90,449	\$81,496	\$95,079
36-47 months	80%	\$81,404	\$94,971	\$85,571	\$99,833
48-59 months	100%	\$85,474	\$99,720	\$89,850	\$104,825
60-71 months	80%	\$89,748	\$104,706	\$94,342	\$110,066
72-83 months	60%	\$94,235	\$109,941	\$99,059	\$115,569
84-95 months	40%	\$98,947	\$115,438	\$104,012	\$121,348
96-107 months	20%	\$103,894	\$121,210	\$109,213	\$127,415

XIII-Target Areas in Androscoggin County- Qualified Census Tracts 0101.00 0201.00 0204.00

XIV-Target Areas in Cumberland County-Qualified Census Tracts 0005.00

Number of persons in family and incomes is as of date of sale or transfer of house

The above chart will be used to determine if recapture tax is due in the event I sell my home financed by Maine State Housing Authority within 9 years from the date of closing.

I acknowledge that I will not receive any additional information regarding recapture tax and that I should retain this recapture tax chart and Borrower Affidavit with my records for nine years after I close on my Maine State Housing Authority loan.

Borrower: _____ Co-Borrower/Title Holder: _____