



1/27/2023

My FIRST Texas Home (MFTH) First-time homebuyer requirement (except loans in Targeted Areas); considers income of all person(s) who will sign the Deed of Trust (including non-purchasing spouse); recapture tax provision applies.

| | Government Loans (FHA, USDA, VA) | | | | Conventional Loans (Fannie Mae Preferred) <u><= 80% AMFI</u> | | | Conventional Loans (Fannie Mae Preferred) <u>> 80% AMFI</u> | | |
|---|-------------------------------------|-----------|-----------|-----------|---|-----------|-----------|--|-----------|-----------|
| 3-YEAR FORGIVABLE SECOND Fully Forgiven After 36 Month Maturity Date | 2 Pts DPA | 3 Pts DPA | 4 Pts DPA | 5 Pts DPA | 2 Pts DPA | 3 Pts DPA | 4 Pts DPA | 2 Pts DPA | 3 Pts DPA | 4 Pts DPA |
| MFTH Bond Loans | N/A | N/A | N/A | N/A | Only Available on My Choice, See Below | | | Only Available on My Choice, See Below | | |
| MFTH Combo Loans with MCC | 6.500% | 6.750% | 7.125% | 7.500% | | | | | | |
| MFTH Targeted Area Bond Loans | N/A | N/A | N/A | N/A | | | | | | |
| 30-YEAR DEFERRED REPAYABLE SECOND LIEN | 2 Pts DPA | 3 Pts DPA | 4 Pts DPA | 5 Pts DPA | 2 Pts DPA | 3 Pts DPA | 4 Pts DPA | 2 Pts DPA | 3 Pts DPA | 4 Pts DPA |
| MFTH Bond Loans | N/A | N/A | N/A | N/A | Only Available on My Choice, See Below | | | Only Available on My Choice, See Below | | |
| MFTH Combo Loans with MCC | 6.375% | 6.750% | 6.875% | 7.250% | | | | | | |
| MFTH Targeted Area Bond Loans | N/A | 5.625% | 6.000% | N/A | | | | | | |
| 30-YEAR FIRST LIEN UNASSISTED/NO DPA | NO DPA | | | | | | | | | |
| MFTH Bond Loans | N/A | N/A | N/A | N/A | | | | | | |

My CHOICE Texas Home (MCTH) No first-time homebuyer requirement; considers standard lender income calculation (1003/credit qualifying income); no recapture.

| | Government Loans (FHA, USDA, VA) | | | | Conventional Loans (Fannie Mae Preferred) <u><= 80% AMFI</u> | | | Conventional Loans (Fannie Mae Preferred) <u>> 80% AMFI</u> | | |
|---|-------------------------------------|-----------|-----------|-----------|---|-----------|-----------|--|-----------|-----------|
| 3-YEAR FORGIVABLE SECOND Fully Forgiven After 36 Month Maturity Date | 2 Pts DPA | 3 Pts DPA | 4 Pts DPA | 5 Pts DPA | 2 Pts DPA | 3 Pts DPA | 4 Pts DPA | 2 Pts DPA | 3 Pts DPA | 4 Pts DPA |
| MCTH Loans, No MCC | 6.500% | 6.750% | 7.125% | 7.500% | 7.000% | 7.375% | N/A | 7.125% | 7.500% | N/A |
| 30-YEAR DEFERRED REPAYABLE SECOND LIEN | 2 Pts DPA | 3 Pts DPA | 4 Pts DPA | 5 Pts DPA | 2 Pts DPA | 3 Pts DPA | 4 Pts DPA | 2 Pts DPA | 3 Pts DPA | 4 Pts DPA |
| MCTH Loans, No MCC | 6.375% | 6.750% | 6.875% | 7.250% | 6.750% | 7.000% | 7.375% | 6.875% | 7.125% | 7.500% |

Mortgage Credit Certificate (MCC) Program
MFTH Combo Loans & Stand-Alone MCCs
MCC Credit Rate is 20% for all loans; no annual maximum tax credit

Notice #588---CHANGE NOTICE DAILY

APPLICABLE TO ALL LOANS ORIGINATED THROUGH THE ABOVE LOAN OPTIONS

| | | | | | | | | | | | | | |
|---------------------------------|---------|--|--|--|--|--------|---------|--------|---------|--------|---------|--------|---------|
| Minimum FICO Score | 620 | <div style="border: 1px solid black; padding: 5px; width: fit-content;"> <p>Loans must be purchased within 60 days of date reserved. Extensions available at the following cost:</p> <table border="1"> <tr> <td>7-Day</td> <td>0.1875%</td> <td>22-Day</td> <td>0.3750%</td> </tr> <tr> <td>15-Day</td> <td>0.2500%</td> <td>30-Day</td> <td>0.5000%</td> </tr> </table> </div> <p>(Effective for Reservations starting January 1st, 2023) Issuance and Compliance Fees apply to all MCCs (Combo and Stand-Alone)</p> | | | | 7-Day | 0.1875% | 22-Day | 0.3750% | 15-Day | 0.2500% | 30-Day | 0.5000% |
| 7-Day | 0.1875% | | | | | 22-Day | 0.3750% | | | | | | |
| 15-Day | 0.2500% | | | | | 30-Day | 0.5000% | | | | | | |
| Max DTI | 55% | | | | | | | | | | | | |
| Origination Points | 0% | | | | | | | | | | | | |
| SRP to Lender | 2.50% | | | | | | | | | | | | |
| Program Compliance Fee | \$275 | | | | | | | | | | | | |
| Tax Service Fee | \$85 | | | | | | | | | | | | |
| Loan Review and Acquisition Fee | \$150 | | | | | | | | | | | | |
| MCC Issuance Fee | \$400 | | | | | | | | | | | | |
| Program Compliance Fee - MCC | \$275 | | | | | | | | | | | | |

Additional Down Payment Assistance Available in Designated Counties, For more Information Please Visit:

<https://thetexashomebuyerprogram.com/additional-grant-down-payment-assistance>