



5/26/2023

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) ≤ 80% AMFI			Conventional Loans (Fannie Mae Preferred) > 80% AMFI		
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	7.125%	7.500%	N/A	N/A						
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	7.000%	7.250%	7.375%	N/A						
MFTH Targeted Area Bond Loans	N/A	5.500%	5.875%	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) ≤ 80% AMFI			Conventional Loans (Fannie Mae Preferred) > 80% AMFI		
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	7.125%	7.500%	N/A	N/A	N/A	N/A	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
MCTH Loans, No MCC	7.000%	7.250%	7.375%	N/A	7.375%	7.625%	N/A	7.500%	7.750%	N/A

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 #650---CHANGE NOTICE DAILY

APPLICABLE TO ALL LOANS ORIGINATED THROUGH THE ABOVE LOAN OPTIONS

Minimum FICO Score	620
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

Loans must be purchased within 60 days of date reserved.

Extensions available at the following cost:

7-Day	0.1875%	22-Day	0.3750%
15-Day	0.2500%	30-Day	0.5000%

*Program Compliance Fees apply to all Loan Reservations including MCCs (Combo and Stand-Alone)

*Issuance and Compliance Fees apply to all MCCs (Combo and Stand-Alone)

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

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