



9/27/2023

**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) ≤ 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 Combo Loans with MCC	8.125%	8.625%	N/A	N/A	Only Available on My Choice, See Below			Only Available on My Choice, See Below			
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	8.000%	8.375%	N/A	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	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	8.125%	8.625%	N/A	N/A	8.625%	N/A	N/A	8.750%	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	8.000%	8.375%	N/A	N/A	8.375%	8.750%	N/A	8.500%	N/A	N/A	

**Mortgage Credit Certificate (MCC) Program** MCCs Available with MFTH Combo Loans ONLY  
MCC Credit Rate is 20% for all loans; no annual maximum tax credit  
**NO Stand Alone MCCs Available**

**Notice #731---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 (Hilltop)	\$225
Tax Service Fee (IHFA)	\$85
Purchase Review Fee (IHFA)	\$150
MCC Issuance Fee (Hilltop)	\$400

Loans must be purchased within 60 days of date reserved.			
Extensions available at the following cost:			
7-Day	0.0625%	22-Day	0.1875%
15-Day	0.1250%	30-Day	0.2500%

\*Program Compliance Fees apply to all Loan Reservations  
\*MCC Issuance and Program Compliance Fees apply to Combo Loans with MCC

Additional Down Payment Assistance Available in Designated Counties, For more Information Please Visit:  
<https://thetexashomebuyerprogram.com/additional-grant-down-payment-assistance>