



2/28/2024

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>		
	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
3-YEAR FORGIVABLE SECOND Fully Forgiven After 36 Month Maturity Date										
MFTH Targeted Area Combo Loans with MCC	7.375%	7.750%	8.000%	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 Targeted Area Combo Loans with MCC	7.250%	7.500%	7.750%	N/A						
MFTH Targeted Area Bond Loans	6.625%	N/A	N/A	N/A						
30-YEAR FIRST LIEN UNASSISTED	NO DPA									
MFTH Bond Loans	N/A									
MFTH Targeted Area Bond Loans	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>		
	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
3-YEAR FORGIVABLE SECOND Fully Forgiven After 36 Month Maturity Date										
MCTH Loans	7.375%	7.750%	8.000%	N/A	8.000%	N/A	N/A	8.250%	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	7.250%	7.500%	7.750%	N/A	7.750%	8.000%	N/A	7.875%	8.250%	N/A

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

Notice #833---CHANGE NOTICE DAILY

APPLICABLE TO ALL LOANS ORIGINATED THROUGH THE ABOVE LOAN OPTIONS

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
Flood Certification Fee (IHFA)	\$10

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

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