



The
Texas
Homebuyer
Program

Texas Department of Housing and Community Affairs

4/10/2024

Borrower Down Payment Assistance

My FIRST Texas Home (MFTH)

First Time Homebuyer- Considers income of all persons who will sign the Deed of Trust (including NPS).

Subject to Recapture tax.

Repayable Second Lien (30-Year Deferred)	Unassisted No DPA	2% DPA	3% DPA	4% DPA	5% DPA
Bond Funded Loan (FHA, USDA, VA)	5.750%	6.125%	6.750%	N/A	N/A
Targeted Area Bond Funded Loan (FHA, USDA, VA)	5.375%	5.875%	6.375%	N/A	N/A

COMBO: My FIRST Texas Home (MFTH) + MCC

First Time Homebuyer- Considers income of all persons who will sign the Deed of Trust (including NPS).

20% MCC Credit Rate Subject to Recapture tax.

Repayable Second Lien (30-Year Deferred)	Unassisted No DPA	2% DPA	3% DPA	4% DPA	5% DPA
COMBO Funded Loan (FHA, USDA, VA)		N/A	N/A	N/A	N/A
Targeted Area COMBO Funded Loan (FHA, USDA, VA)		7.125%	7.250%	7.375%	N/A

3-Year Forgivable Second Lien

COMBO Funded Loan (FHA, USDA, VA)	N/A	N/A	N/A	N/A
Targeted Area COMBO Funded Loan (FHA, USDA, VA)	7.250%	7.375%	7.750%	N/A

My CHOICE Texas Home (MCTH) FORGIVABLE

No First Time Homebuyer Requirement - 1003/credit qualifying income. Not subject to recapture tax.

3-Year Forgivable Second Lien	2% DPA	3% DPA	4% DPA	5% DPA
Government (FHA/USDA/VA)	7.250%	7.375%	7.750%	N/A
Conventional FNMA HFA Preferred Under 80% AMI	7.875%	8.250%	N/A	N/A
Conventional FNMA HFA Preferred Over 80% AMI	8.000%	8.250%	N/A	N/A
Conventional FHLMC HFA Advantage Under 80% AMI	7.625%	8.000%	8.375%	N/A
Conventional FHLMC HFA Advantage Over 80% AMI	7.750%	8.125%	8.500%	N/A

My CHOICE Texas Home (MCTH) REPAYABLE

No First Time Homebuyer Requirement - 1003/credit qualifying income. Not subject to recapture tax.

Repayable Second Lien (30-Year Deferred)	2% DPA	3% DPA	4% DPA	5% DPA
Government (FHA/USDA/VA)	7.125%	7.250%	7.375%	N/A
Conventional FNMA HFA Preferred Under 80% AMI	7.750%	8.000%	8.250%	N/A
Conventional FNMA HFA Preferred Over 80% AMI	7.750%	8.125%	8.250%	N/A
Conventional FHLMC HFA Advantage Under 80% AMI	7.500%	7.750%	8.000%	N/A
Conventional FHLMC HFA Advantage Over 80% AMI	7.625%	7.750%	8.125%	N/A

Applicable to all Loans Originated through the above loan options

Origination Points	0%	Loans are required to be closed in 60 days.		
Origination Points to SRP Lender	2.50%			
Program Compliance Fee* (Hilltop)	\$225	Extensions available at the following cost:		
MCC Issuance Fee (Hilltop)	\$400		7 Days	0.0625%
Purchase Review Fee (IHFA)	\$150		15 Days	0.1250%
Tax Service Fee (IHFA)	\$85		22 Days	0.1875%
Flood Certification Fee (IHFA)	\$10		30 Days	0.2500%

*Program Compliance Fees apply to all reservations

Additional Down Payment Assistance Available in Designated Counties

For more info, please visit: <https://thetexashomebuyerprogram.com/additional-grant-down-payment-assistance>