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|--|----------------------|---|-----------|-----------|-----------|
|                           |                      | Texas Department of Housing and Community Affairs |           |           |           |
|  |                      | 4/29/2024   |           |           |           |
|  |                      | 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<br>No DPA | 2%<br>DPA   | 3%<br>DPA | 4%<br>DPA | 5%<br>DPA |
| Bond Funded Loan (FHA, USDA, VA)   | N/A                  | N/A   | 6.750%    | N/A       | N/A       |
| Targeted Area Bond Funded Loan (FHA, USDA, VA)   | 5.375%               | N/A   | 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<br>No DPA | 2%<br>DPA   | 3%<br>DPA | 4%<br>DPA | 5%<br>DPA |
| 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       |
| 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)  |                      | 7.375%  | 7.625%    | 7.875%    | 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%<br>DPA   | 3%<br>DPA | 4%<br>DPA | 5%<br>DPA |
| Government (FHA/USDA/VA)   |                      | 7.375%  | 7.625%    | 7.875%    | N/A       |
| Conventional FNMA HFA Preferred Under 80% AMI  |                      | 8.125%  | 8.375%    | N/A       | N/A       |
| Conventional FNMA HFA Preferred Over 80% AMI   |                      | 8.125%  | 8.500%    | N/A       | N/A       |
| Conventional FHLMC HFA Advantage Under 80% AMI   |                      | 7.750%  | 8.125%    | 8.500%    | N/A       |
| Conventional FHLMC HFA Advantage Over 80% AMI  |                      | 7.875%  | 8.250%    | N/A       | 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%<br>DPA   | 3%<br>DPA | 4%<br>DPA | 5%<br>DPA |
| Government (FHA/USDA/VA)   |                      | 7.250%  | 7.375%    | 7.750%    | N/A       |
| Conventional FNMA HFA Preferred Under 80% AMI  |                      | 7.875%  | 8.125%    | 8.375%    | N/A       |
| Conventional FNMA HFA Preferred Over 80% AMI   |                      | 8.000%  | 8.250%    | 8.500%    | N/A       |
| Conventional FHLMC HFA Advantage Under 80% AMI   |                      | 7.625%  | 7.875%    | 8.125%    | N/A       |
| Conventional FHLMC HFA Advantage Over 80% AMI  |                      | 7.750%  | 8.000%    | 8.250%    | 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%                | Extensions available at the following cost:       |           |           |           |
| Compliance File Review Fee* (Hilltop)  | \$225                |   | 7 Days    | 0.0625%   |           |
| MCC Issuance Fee (Hilltop)   | \$400                |   | 15 Days   | 0.1250%   |           |
| Purchase File Review Fee (IHFA)  | \$150                |   | 22 Days   | 0.1875%   |           |
| Tax Service Fee (IHFA)   | \$85                 |   | 30 Days   | 0.2500%   |           |
| Flood Determination Fee (IHFA)   | \$10                 |   |           |           |           |
| *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 |                      |   |           |           |           |