Texas Department of Housing and Community Affairs

The Texas Homebuyer Program

10/11/2024

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**)	5.500%	N/A	6.125%	N/A	N/A
Targeted Area Bond Funded Loan (**FHA, USDA, VA**)	5.500%	N/A	6.125%	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).
15% 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 Non Targeted & Targeted (**FHA, USDA, VA**)		6.750%	6.875%	7.000%	N/A
3-Year Forgivable Second Lien					
COMBO Funded Loan Non Targeted & Targeted (**FHA, USDA, VA**)		6.750%	7.000%	7.250%	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**)	6.750%	7.000%	7.250%	N/A
Conventional **FNMA HFA Preferred** Under 80% AMI	7.250%	7.625%	8.000%	N/A
Conventional **FNMA HFA Preferred** Over 80% AMI	7.375%	7.750%	8.250%	N/A
Conventional **FHLMC HFA Advantage** Under 80% AMI	7.125%	7.500%	7.625%	N/A
Conventional **FHLMC HFA Advantage** Over 80% AMI	7.250%	7.500%	7.750%	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**)	6.750%	6.875%	7.000%	N/A
Conventional **FNMA HFA Preferred** Under 80% AMI	7.125%	7.250%	7.625%	N/A
Conventional **FNMA HFA Preferred** Over 80% AMI	7.125%	7.375%	7.750%	N/A
Conventional **FHLMC HFA Advantage** Under 80% AMI	6.875%	7.125%	7.375%	N/A
Conventional **FHLMC HFA Advantage** Over 80% AMI	7.000%	7.250%	7.500%	N/A

Applicable to all Loans Originated through the above loan options

Origination Points Up to and Not to Exceed (See Lender Guide for Specific Guidelines)	0.50%
Origination Points to SRP Lender	2.00%
Compliance File Review Fee* (Hilltop)	$225
MCC Issuance Fee (Hilltop)	$400
Purchase File Review Fee (IHFA)	$150
Tax Service Fee (IHFA)	$85
Flood Determination Fee (IHFA)	$10

***Program Compliance Fees apply to all reservations**

Loans are required to be purchased within 60 days.

Extensions available at the following cost:

7 Days	0.0625%
15 Days	0.1250%
22 Days	0.1875%
30 Days	0.2500%

Additional Down Payment Assistance Available in Designated Counties

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