

		Texas Department of Housing and Community Affairs			
		5/20/2024			
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)	N/A	N/A	N/A	N/A	N/A
Targeted Area Bond Funded Loan (FHA, USDA, VA)	N/A	N/A	N/A	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)		7.000%	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)		7.125%	7.375%	7.625%	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)		7.125%	7.375%	7.625%	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%	8.375%	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)		7.000%	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		7.875%	8.125%	8.375%	N/A
Conventional FHLMC HFA Advantage Under 80% AMI		7.375%	7.750%	8.000%	N/A
Conventional FHLMC HFA Advantage Over 80% AMI		7.500%	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%	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					