



2/13/2025

**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	2%	3%	4%	5%
	No DPA	DPA	DPA	DPA	DPA
Bond Funded Loan (FHA, USDA, VA)	5.875%	N/A	6.375%	6.625%	N/A
Targeted Area Bond Funded Loan (FHA, USDA, VA)	5.625%	N/A	6.125%	6.500%	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 \*\* Military Combo MCC Insurance Fee Waived

Repayable Second Lien (30-Year Deferred)	Unassisted	2%	3%	4%	5%
	No DPA	DPA	DPA	DPA	DPA
COMBO Funded Loan Non Targeted & Targeted (FHA, USDA, VA)		6.750%	6.875%	7.125%	N/A

**3-Year Forgivable Second Lien**

COMBO Funded Loan Non Targeted & Targeted (FHA, USDA, VA)	6.750%	7.000%	7.250%	N/A
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**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%	3%	4%	5%
	DPA	DPA	DPA	DPA
Government (FHA/USDA/VA)	6.750%	7.000%	7.250%	N/A
Conventional FNMA HFA Preferred Under 80% AMI	7.250%	7.500%	7.750%	N/A
Conventional FNMA HFA Preferred Over 80% AMI	7.500%	7.625%	8.000%	N/A
Conventional FHLMC HFA Advantage Under 80% AMI	7.125%	7.375%	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%	3%	4%	5%
	DPA	DPA	DPA	DPA
Government (FHA/USDA/VA)	6.750%	6.875%	7.125%	N/A
Conventional FNMA HFA Preferred Under 80% AMI	7.125%	7.375%	7.625%	N/A
Conventional FNMA HFA Preferred Over 80% AMI	7.250%	7.625%	7.750%	N/A
Conventional FHLMC HFA Advantage Under 80% AMI	7.000%	7.250%	7.500%	N/A
Conventional FHLMC HFA Advantage Over 80% AMI	7.125%	7.375%	7.625%	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%	<b>Loans are required to be purchased within 60 days.</b>		
MHU Funding Fee (See Lender Guide for Specific Guidelines)	0.50%			
Origination Points to SRP Lender	2.00%	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 (TMS)	\$319	22 Days	0.1875%	
Tax Service Fee (TMS)	\$80	30 Days	0.2500%	
Fraud Prevention (TMS)	\$20			
Life of Loan Flood Fee (TMS)	\$15			

\*Program Compliance Fees apply to all reservations

\*\*Military Combo MCC Issuance Fee Waived

Additional Down Payment Assistance Available in Designated Counties

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