



11/30/2021

Government Loans
(FHA, USDA, VA)

Conventional Loans
(Fannie Mae Preferred)
<= 80% AMFI

My FIRST Texas Home (MFTH)

First-time homebuyer requirement (except loans in Targeted Areas); considers income of all person(s) who will sign the Deed of Trust (including non-purchasing spouse); recapture tax provision applies.

| 3-YEAR FORGIVABLE SECOND Fully Forgiven After 36 Month Maturity Date | 3 Pts DPA | 4 Pts DPA | 5 Pts DPA | 3 Pts DPA | 4 Pts DPA | 5 Pts DPA |
|---|-----------|-----------|-----------|-----------|-----------|-----------|
| MFTH Bond Loans | N/A | N/A | N/A | | | |
| MFTH Combo Loans with MCC | 3.625% | 4.000% | 4.375% | | | |
| MFTH Targeted Area Bond Loans (P98) | N/A | 3.250% | 3.500% | | | |
| MFTH Targeted Area Bond Loans (P97) | N/A | 3.250% | 3.500% | | | |
| 30-YEAR DEFERRED REPAYABLE SECOND LIEN | 3 Pts DPA | 4 Pts DPA | 5 Pts DPA | 3 Pts DPA | 4 Pts DPA | 5 Pts DPA |
| MFTH Bond Loans | N/A | N/A | N/A | | | |
| MFTH Combo Loans with MCC | 3.375% | 3.750% | 4.000% | | | |
| MFTH Targeted Area Bond Loans (P98) | N/A | 3.000% | 3.250% | | | |
| MFTH Targeted Area Bond Loans (P97) | N/A | 3.000% | 3.250% | | | |

My CHOICE Texas Home (MCTH)

No first-time homebuyer requirement; considers standard lender income calculation (1003/credit qualifying income); no recapture.

| 3-YEAR FORGIVABLE SECOND Fully Forgiven After 36 Month Maturity Date | 3 Pts DPA | 4 Pts DPA | 5 Pts DPA | 3 Pts DPA | 4 Pts DPA | 5 Pts DPA |
|---|-----------|-----------|-----------|-----------|-----------|-----------|
| MCTH Taxable Loans, No MCC | 3.625% | 4.000% | 4.375% | 3.875% | 4.250% | 4.375% |
| 30-YEAR DEFERRED REPAYABLE SECOND LIEN | 3 Pts DPA | 4 Pts DPA | 5 Pts DPA | 3 Pts DPA | 4 Pts DPA | 5 Pts DPA |
| MCTH Taxable Loans, No MCC | 3.375% | 3.750% | 4.000% | 3.625% | 3.875% | 4.125% |

Mortgage Credit Certificate (MCC) Program

- MFTH Combo Loans
- Stand-Alone MCCs

MCC Credit Rate is Based on Loan Amount
Loans at or below \$175,000 - 30% MCC Credit Rate; \$2,000 annual maximum tax credit
Loans above \$175,000 - 20% MCC Credit Rate; no annual maximum tax credit

Notice #374 <---CHANGE NOTICE DAILY

APPLICABLE TO ALL LOANS ORIGINATED THROUGH THE ABOVE LOAN OPTIONS

| | |
|---------------------------------|-------|
| Minimum FICO Score | 620 |
| Max DTI | 55% |
| Origination Points | 0% |
| SRP to Lender | 2.75% |
| Program Compliance Fee | \$275 |
| Tax Service Fee | \$85 |
| Loan Review and Acquisition Fee | \$150 |
| MCC Issuance Fee | \$0 |
| Program Compliance Fee - MCC | \$275 |

| | | | |
|---|---------|--------|---------|
| Loans must be purchased within 60 days of date reserved. Extensions available at the following cost: | | | |
| 7-Day | 0.0625% | 22-Day | 0.1875% |
| 15-Day | 0.1250% | 30-Day | 0.2500% |

MCC Issuance fee of \$400 is *waived* until December 31, 2021
Issuance and Compliance Fees apply to all MCCs (Combo and Stand-Alone)