


**Texas Department of Housing and Community Affairs
Texas Homeownership Programs**

 Rate Notice and Available Options 9/16/2019	Loans with Down Payment Assistance			Unassisted Loans	
	Government Loans (FHA, USDA, VA)	Loans Below 80% AMFI Fannie Mae Preferred	Loans Below 80% AMFI Fannie Mae Preferred	Government Loans (FHA, USDA, VA)	Conventional Loans Fannie Mae Preferred
Amount of DPA Provided	4 Points DPA	3 Points DPA	5 Points DPA	No DPA	No DPA
BOND PROGRAM - SUBJECT TO AVAILABILITY					
My FIRST Texas Home Tax Exempt Bond Loan	4.450%	N/A	N/A	3.500%	N/A
TBA PROGRAM - CONTINUOUS FUNDING					
My FIRST Texas Home Bond Eligible Loans, No MCC	N/A	N/A	N/A	Unassisted Funds available with Bond Program only	
My FIRST Texas Home Combo Loans with MCC*	4.875%	N/A	N/A		
My CHOICE Texas Home Taxable Loans, No MCC	4.875%	4.625%	4.875%		
MORTGAGE CREDIT CERTIFICATE					
Texas MCC Stand-alone*	Mortgage Credit Certificate available at 20% or 25% credit rate based on loan amount.				
PROGRAM ELIGIBILITY REQUIRMENTS					
My FIRST Texas Home and Texas MCC	First-Time Homebuyer requirement; considers the income of all person(s) who will sign the Deed of Trust (including Non-Purchasing Spouse).				
My CHOICE Texas Home	No First-Time Homebuyer requirement; considers the standard lender income calculation (1003/credit qualifying income).				

APPLICABLE TO ALL LOANS ORIGINATED THROUGH THE ABOVE TBA AND BOND OPTIONS					
Minimum FICO Score	620	Loans must be purchased within 60 days of the date reserved.			
Origination Points	0%	Extensions are available at the following cost:			
SRP to Lender	2.75%	7-Day	0.0625%		
Program Compliance Fee	\$225	15-Day	0.1250%		
Program Compliance Fee - MCC	\$200	22-Day	0.1875%		
MCC Issuance Fee	\$500	30-Day	0.2500%		
Loan Review and Acquisition Fee	\$150				
Tax Service Fee	\$85				

APPLICABLE TO FNMA LOANS

As of September 5, 2019 reservations will not be accepted for FNMA loans greater than 80% of AMFI. See Program Income Table for guidelines. All FNMA loans at or below 80% of AMFI must be registered as MY CHOICE Texas Home Taxable Loans, No MCC.

<https://www.tdhca.state.tx.us/homeownership/fttb/docs/limits.pdf>