



5/30/2024

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	2%	3%	4%	5%
	No DPA	DPA	DPA	DPA	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	2%	3%	4%	5%
	No DPA	DPA	DPA	DPA	DPA
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%	7.500%	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)	7.250%	7.500%	7.875%	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)	7.250%	7.500%	7.875%	N/A
Conventional FNMA HFA Preferred Under 80% AMI	8.000%	8.250%	N/A	N/A
Conventional FNMA HFA Preferred Over 80% AMI	8.125%	8.375%	N/A	N/A
Conventional FHLMC HFA Advantage Under 80% AMI	7.750%	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)	7.125%	7.375%	7.500%	N/A
Conventional FNMA HFA Preferred Under 80% AMI	7.875%	8.125%	8.375%	N/A
Conventional FNMA HFA Preferred Over 80% AMI	8.000%	8.250%	8.500%	N/A
Conventional FHLMC HFA Advantage Under 80% AMI	7.500%	7.750%	8.125%	N/A
Conventional FHLMC HFA Advantage Over 80% AMI	7.625%	7.875%	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%			
Compliance File Review Fee* (Hilltop)	\$225	Extensions available at the following cost:		
MCC Issuance Fee (Hilltop)	\$400			
Purchase File Review Fee (IHFA)	\$150	7 Days	0.0625%	
Tax Service Fee (IHFA)	\$85	15 Days	0.1250%	
Flood Determination Fee (IHFA)	\$10	22 Days	0.1875%	
		30 Days	0.2500%	

\*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>