

THDA LENDER NOTICE: #2026-16

June 1, 2026

SUBJECT: Down Payment Assistance Enhancements

PLUS – NO PAYMENTS (UP TO \$6,000)

Beginning with new rate locks on July 1, 2026, THDA will enhance its Down Payment Assistance (DPA) Plus – No Payments offering. While the loan will continue to be forgivable, the forgiveness period will be reduced to 10 years. The product still includes a 0% interest rate and no payments. This will include Great Choice, Homeownership for Heroes, and FHLMC HFA Advantage offerings.

The following will be the Daily Rate Sheet and TPOC Program Identifiers:

Rate Sheet Program Name	TPOC Program Code
Great Choice Plus No Payment	GreatChoicePlus NoPymt 6K
Homeownership for Heroes PlusNo Payment	HeroesPlus NoPymt 6K
Freddie Mac HFA Advantage Plus No payment	FHLMC HFA AdvantagePlus NoPymt 6K

PLUS-NO PAYMENTS (UP TO \$10,000)

Beginning with new rate locks on July 1, 2026, THDA will launch a pilot program offering up to \$10,000 in down payment and/or closing cost assistance as a subordinate lien. The product features 0% interest rate, no payment, and a forgiveness term of 10 years. It will be available with FHA, USDA, and VA loans under the Great Choice and Homeownership for Heroes mortgage loan programs.

Freddie Mac HFA Advantage is not included in this product offering.

These programs will reflect different pricing on THDA’s Daily Rate Sheet.

The following will be the Daily Rate Sheet and TPOC Program Identifiers:

Rate Sheet Program Name	TPOC Program Code
Great Choice Plus DPA 10 yr FG	GreatChoicePlus NoPymt 10K
Homeownership for Heroes Plus DPA 10 yr	HeroesPlus NoPymt 10K

The program complies with CFPB Regulation X, 12 CFR § 1026.3 for partial exemption if no settlement fee is charged.

All existing rate locks, committed loans, and closed but unpurchased loans must close and be purchased under the terms shown on the rate lock confirmation and/or commitment.