THDA LENDER NOTICE: #2026-26

August 14, 2026

SUBJECT: NEW/PROPOSED CONSTRUCTION RATE LOCK TIMEFRAME AND NEW DPA OFFERING

Effective for new rate locks beginning September 14, 2026, THDA will reinstate the 120-day rate lock period for new construction for all THDA bond loan programs which include Great Choice and Homeownership for Heroes.

PLUS PYMT $25K NEW CONSTRUCTION (UP TO $25,000)

Beginning with new rate locks on September 14, 2026, THDA will enhance its Down Payment Assistance (DPA) Plus –Payment offerings, <u>specifically for Proposed/New Construction</u>. Under this new offering, the second mortgage DPA loan will be amortized, the repayment period will be for 15 years and have a 0% interest rate.

THDA follows HUD's definition of new construction, completed less than one year from the date of Certificate of Occupancy. The property must have never been occupied.

The PlusPymt $25K DPA will include Great Choice and Homeownership for Heroes program offerings.

The following will be the rate sheet and TPOC Program identifiers:

Rate Sheet/ TPOC Program Name
Great Choice Plus Payment $25K New Construction
Homeownership for Heroes Plus Payment $25k New Construction

IMPORTANT REMINDERS

- These programs will reflect different pricing on THDA's Daily Rate Sheet in comparison to the standard payment offering.
- THDA will continue to offer the 5%/$15,000 max, amortizing DPA which has an interest rate the same as the first mortgage and a 30-year term.
- All amortizing second mortgage DPAs must adhere to TRID guidelines and be documented in that manner for submission to THDA.
- This New Construction DPA product is ***<u>not</u>*** available under the Freddie Mac HFA Advantage product offering.

Questions may be directed to sfask@thda.org or 615-815-2100.