THDA LENDER NOTICE: #2026-30

September 2, 2026

SUBJECT: APPLICATION FEE, UNDISCLOSED DEBT, AND NEWLY BUILT HOMES

APPLICATION FEE

Effective with new rate locks on November 2, 2026, THDA will implement a $300 application fee for each closed loan file. The fee will be deducted from the Purchase Advice at loan purchase, similar to the Tax Service Fee. Lenders may pass this fee on to the borrower, and like the Tax Service Fee, it is excluded from the $1,800 maximum customary fee lenders may charge.

UNDISCLOSED DEBT

THDA has seen an increase in undisclosed debt, particularly from Buy Now Pay Later (BNPL) providers such as Affirm, Afterpay, Klarna, ZIP, and Sezzle. While THDA awaits more specific guidance from the Agencies, we are providing the following additional guidance:

- If a debt or obligation not shown on the credit report is identified during the application process, the lender must document its terms, including the outstanding balance.
- All applicable monthly liabilities must be included in the qualifying ratio unless the total cumulative payments for the undisclosed debt are less than or equal to 5% of the borrower's gross monthly income. Please review bank statements closely to identify and document undisclosed debt.

NEWLY BUILT HOMES

THDA reminds lenders of Lender Notice #2026-27. Effective with new rate locks beginning September 14, THDA will offer a new Down Payment Assistance program providing up to $25,000 for newly built homes. This is the permanent financing for these homes, not a construction loan. This product is available only under the Great Choice and Homeownership for Heroes Mortgage Revenue Bond programs. THDA is also reinstating the 120-day rate lock for new construction loans for these programs.

This newly built DPA product is not available under the Freddie Mac HFA Advantage product offering.