

THDA LENDER NOTICE: #2026-4

February 20, 2026

SUBJECT: Exclusive Buyer Representation Agreement

Effective immediately, THDA will no longer require the Exclusive Buyer Representation Agreement.

Down Payment Assistance Reminders

Please remember that THDA's Down Payment Assistance (DPA) should be used solely for the borrower's down payment and/or closing costs.

If there are leftover funds after these expenses are covered, the remaining amount may be applied toward the negotiated real estate commissions for the Selling Agent/Broker.

DPA cannot be used to pay off debt. When this occurs, the loan is ineligible for purchase by THDA.

Underwriting Submission Reminders

When submitting the Underwriting Package to THDA, you must include a fully executed and unexpired Purchase Agreement with all necessary addendums. Additionally, include the following documents:

- Confirmation of Agency Status (RF302)
- Compensation Agreement Between Listing and Selling Broker (RF702), if this information is not already provided in the sales contract.

It is crucial to clearly identify compensation for both the Selling Agent/Broker and the Listing Agent/Broker in the submitted documentation, especially when THDA's DPA is being used.

Thank you for your ongoing support and participation in THDA's mortgage loan programs.