

THDA NEW START NOTICE: #2026-2 March 17, 2026

SUBJECT: Reminder to use New Start Funds

We are already well into March, and we are still awaiting a substantial number of New Start borrower submissions. This trend is typical each fiscal year, which is why we send an annual reminder around this time. This message serves as a friendly reminder of the upcoming deadline.

Key Points To Keep In Mind

- Loan submissions for FY2025 allocations may be submitted through June 30, 2026.
- Please note: FY2025 funds do **not** roll over. Any unused allocation will be forfeited.
- The loan must be locked and submitted in the new TPOC portal by Tuesday, June 30th.

New Portal Training Requirement

It is essential that you contact THDA early enough to allow adequate time for training on the new portal. This will help ensure your loan can be submitted on or before the deadline. Please keep in mind that other partners will also require training, and sessions will not be offered in a group format. Scheduling early will help avoid delays and ensure you receive the support you need.

Complete File Submissions

Any FY2025 loan must be submitted as a complete file, including all items listed on the submission checklist, for THDA to issue the approval commitment no later than July 31, 2026. As a reminder, the commitment is valid for six months from the date the loan is locked. THDA considers a submission “complete” when the appraisal is completed based on specifications and plans. When an appraisal is issued using specifications and plans, the following items may be accepted as prior-to-closing conditions, which will be listed on the commitment and must be submitted to THDA before the loan closes:

- Final Inspection
- Hazard Insurance (With Acceptable Coverage/Deductible)
- Title Commitment

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

Additionally, THDA allows six months from rate lock for the lender to deliver the loan to THDA in purchasable condition—not simply to close it. Please remember that you must have a THDA Commitment before closing the loan.

Finally, construction must have already begun before the June 30th deadline for the loan to qualify.

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