

THDA LENDER NOTICE: #2025-1

February 5, 2025

SUBJECT: Lender Renewal Launch in Comergence

THDA has partnered with [Comergence by Optimal Blue](#) to launch our new lender application and renewal process.

Effective March 24, 2025, all lender renewals will be launched through the Comergence Platform. The renewal invite will appear on your organization's Comergence Dashboard. The renewal period for document submission will be from March 24th to April 15th.

Helpful Tips:

- Please create a Comergence account for the person responsible for signing in DocuSign for your organization.
- For the IT Form, it must be signed by someone in an IT leadership role.
- Please confirm your renewal point of contact with aholland@thda.org. If there have been any personnel changes, please let her know immediately. There will also be a user audit spreadsheet sent once POC has been confirmed.
- There is a \$250 renewal fee. THDA will issue a discount code for lenders meeting the minimum origination loan volumes listed in our [Originating Agent's Guide](#). These will be sent closer to the renewal date.

We will require the following documents for renewal:

- **THDA Recertification Form** (This will require DocuSign use through Comergence.)
- **IT Recertification Form** (This will require DocuSign use through Comergence.)
- **IT Security Policy and Procedures**

Note: Lender must provide current Information Security Policy. Written notice must also be provided to document any Information Security Incident or Breaches that have taken place in the past three years.

- **Most Recent Audited Financials**
- **QC Pre-Funding Policies and Procedures** (Reviewed within the last year)
- **QC Post-Closing Policies and Procedures** (Reviewed within the last year)
- **W9** (Most current IRS version of March 2024)

If you have any questions, please email aholland@thda.org or sfask@thda.org.



THDA LENDER NOTICE: #2025-2

February 7, 2025

SUBJECT: Mortgage Credit Certificate Reissuance

Effective immediately, THDA will no longer provide reissuances for Mortgage Credit Certificates (MCC).

THDA discontinued the MCC program effective October 31, 2019. However, reissuances were allowed under limited conditions such as in connection with a rate and term refinance of the mortgage loan with respect to the certified indebtedness amount.

THDA will no longer approve requests for reissuances.

THDA LENDER NOTICE: #2025-3

February 14, 2025

SUBJECT: Implementation of Encompass

THDA is pleased to announce a technology enhancement with the upcoming launch of Encompass and TPO Connect in early summer. Mandatory training for the new system will be announced this spring. All loans that are locked in the current THELMA system, will remain in that system through loan completion. Pilot lenders have been identified to assist with the initial implementation.

As we continue preparing for launching TPO Connect, we are wanting to ensure our lending partners are also preparing for this change. Below are a few highlights:

Lender Level Administration Rights

THDA will create the initial point of contact for the lender. The lender administrator will then be responsible for setting up and maintaining the users for their company. THDA will be auditing users quarterly.

THDA Documents

The following THDA Documents will have barcodes added for easy system identification.

- Application Declaration (Veteran Exemption Application Declaration)
- Seller Declaration
- Recapture Notice
- Conventional Condo Project Approval Form
- THDA Rider
- Enforceable Obligation Letter

ICE PPE (formerly known as EPPS)

All loan products will be available in ICE's Product and Pricing Engine. Access to PPE will be available through TPO Connect. Contact ICE if your company uses Encompass to add THDA's daily pricing. *THDA's pricing is also available in Optimal Blue.

Document Uploads

Uploading submission packages will be easy with a simple drag and drop. ICE's Data & Document Automation will automatically place documents in the appropriate container without using a stacking order.

Lender Compensation

All lender compensation, including Service Release Premium (SRP) will be based upon the purchase price of the loan, either loan amount or Unpaid Balance (UPB). SRP will be paid at the time of loan purchase.

First Loan Payment

All loans not purchased by the 16th of the month, with first payments scheduled to start the following month, will have the first payment netted from the purchase of the loan.

Example: February 1st is the first payment date per the note and the loan is purchased after January 16th, the first payment will be netted from the THDA purchase amount.

THDA LENDER NOTICE: #2025-4

March 10, 2025

SUBJECT: Reminder of Lender Renewal Launch in Comergence

THDA has partnered with [Comergence by Optimal Blue](#) to launch our new lender application and renewal process.

Effective March 24, 2025, all lender renewals will be launched through the Comergence Platform. The renewal invite will appear on your organization's Comergence Dashboard. The renewal period for document submission will be from March 24th to April 15th.

If you are a newly approved Originating Agent after October of 2024, you will not receive a renewal invitation until April of 2026.

Discount codes for lenders meeting minimum loan origination volumes have been sent out. If you did not receive one and have questions, please email aholland@thda.org.

Helpful Tips:

- Please create a Comergence account for the person responsible for signing in DocuSign for your organization.
- For the IT Form, it must be signed by someone in an IT leadership role.
- Please confirm your renewal point of contact with aholland@thda.org. If there have been any personnel changes, please let her know immediately.
- There is a \$250 renewal fee.

We will require the following documents for renewal:

- **THDA Recertification Form** (This will require DocuSign use through Comergence.)
- **IT Recertification Form** (This will require DocuSign use through Comergence.)
- **IT Security Policy and Procedures**

Note: Lender must provide current Information Security Policy. Written notice must also be provided to document any Information Security Incident or Breaches that have taken place in the past three years.

- **Most Recent Audited Financials**
- **QC Pre-Funding Policies and Procedures** (Reviewed within the last year)
- **QC Post-Closing Policies and Procedures** (Reviewed within the last year)
- **W9** (Most current IRS version of March 2024)

If you have any questions, please email aholland@thda.org or sfask@thda.org.

THDA LENDER NOTICE: #2025-5

March 20, 2025

SUBJECT: Interest Rate Decrease- Mortgage Revenue Bond (MRB) Programs

Effective immediately, the interest rate on the Great Choice Mortgage Loan Program will decrease to 6.375%. Based on this rate, the Homeownership for Heroes Mortgage Loan Program will decrease to 5.875%.

Rate locks for existing properties are for 60 days, new construction are 120 days. Closed Loans must be delivered to THDA in purchasable condition by rate lock expiration date. THDA only allows one 30 day extension, extensions can be completed in THDA's Electronic Loan Management Application (THELMA). Rates locked prior to this notice must close at the rate identified in the rate lock confirmation.

All steps, including acknowledgment of terms must be completed at the time of rate lock. Rate lock confirmations are emailed immediately to the lender, if the confirmation is not received timely, please email SFAAsk@thda.org .

For more information on THDA's rate lock, please refer to the Rates and Rate Lock section in THDA's [Originating Agent's Guide](#) (page 29) or visit the [Lender Training](#) page on our website.

To alleviate any delays with the review of the loan application submission, as well as the receipt of timely commitments from THDA, please verify all submission documentation reflects the correct interest rate as indicated on the lock confirmation. Incorrect interest rates on documentation will delay the review of the mortgage loan file.

Access THDA's rates any time [here](#).

Thank you for your continued support and participation in THDA mortgage loan programs.

THDA LENDER NOTICE: #2025-6

March 26, 2025

SUBJECT: Layered Risks

THDA's purpose is to promote safe, sound affordable housing that is sustainable by the borrower(s). One tool that THDA utilizes to promote sustainability is the requirement of homebuyer education. We encourage our Originating Agents (OA) to provide this information early on during the transaction. In addition to preparing the borrowers for homeownership it provides a connection to a counselor in case the need arises due to a hardship occurring after closing on their home.

THDA monitors and encourages our OAs to monitor First Payment Defaults (FPD) and Early Payment Defaults (EPD). THDA considers EPD to be any loan delinquent 60 days within the first 6 months or 90 days within the first 12 months. EPD loans are subject to a quality control audit and FPD are an automatic repurchase.

When preparing a borrower for sustainable homeownership, THDA must consider the overall risk level of a loan. When a borrow has multiple risk factors (layered risk), our servicing data indicates the results lead to non-performing loans. Although an Automated Underwriting System (AUS) may provide an approval, the file may contain multiple risk factors (layered risk) to be considered by the underwriter prior to submission. Common layered risks include but are not limited to the combination of two or more of the following:

- High Housing Ratio (>36%)
- High Debt Ratio (>44%)
- Credit Scores Below 660
- Lack of Reserves
- Job Gaps/Multiple Jobs in the Past 2 Years
- Payment Shock, No Prior Verified Rental History
- Slim Credit and/or Scores Based on Authorized User Accounts

THDA reserves the right to request additional documentation or deny a file when a file contains layered risk. When layered risk is observed by the Originating Agent, supporting documentation including compensating factors should be provided to mitigate the risk. It is also the Originating Agent's responsibility to ensure effective income is being calculated according to the Agency's guidelines. THDA will require additional documentation if the qualifying income is not supported by the documentation in the file.

Thank you for your continued support and participation in THDA mortgage loan programs.

THDA LENDER NOTICE: #2025-7

April 9, 2025

SUBJECT: Interest Rate Increase- Mortgage Revenue Bond (MRB) Programs

Effective immediately, the interest rate on the Great Choice Mortgage Loan Program will increase to 6.50%. Based on this rate, the Homeownership for Heroes Mortgage Loan Program will increase to 6.00%.

Rate locks for existing properties are for 60 days, new construction are 120 days. Closed Loans must be delivered to THDA in purchasable condition by rate lock expiration date. THDA only allows one 30-day extension, extensions can be completed in THDA's Electronic Loan Management Application (THELMA). Rates locked prior to this notice must close at the rate identified in the rate lock confirmation.

All steps, including acknowledgment of terms must be completed at the time of rate lock. Rate lock confirmations are emailed immediately to the lender, if the confirmation is not received timely, please email SFAAsk@thda.org .

For more information on THDA's rate lock, please refer to the Rates and Rate Lock section in THDA's [Originating Agent's Guide](#) (page 29) or visit the [Lender Training](#) page on our website.

To alleviate any delays with the review of the loan application submission, as well as the receipt of timely commitments from THDA, please verify all submission documentation reflects the correct interest rate as indicated on the lock confirmation. Incorrect interest rates on documentation will delay the review of the mortgage loan file.

Access THDA's rates any time [here](#).

Thank you for your continued support and participation in THDA mortgage loan programs.

THDA LENDER NOTICE: #2025-8

April 15, 2025

SUBJECT: Interest Rate Increase- Mortgage Revenue Bond (MRB) Programs

Effective immediately, the interest rate on the Great Choice Mortgage Loan Program will increase to 6.625%. Based on this rate, the Homeownership for Heroes Mortgage Loan Program will increase to 6.125%.

Rate locks for existing properties are for 60 days, new construction are 120 days. Closed Loans must be delivered to THDA in purchasable condition by rate lock expiration date. THDA only allows one 30-day extension, extensions can be completed in THDA's Electronic Loan Management Application (THELMA). Rates locked prior to this notice must close at the rate identified in the rate lock confirmation.

All steps, including acknowledgment of terms must be completed at the time of rate lock. Rate lock confirmations are emailed immediately to the lender, if the confirmation is not received timely, please email SFAAsk@thda.org .

For more information on THDA's rate lock, please refer to the Rates and Rate Lock section in THDA's [Originating Agent's Guide](#) (page 29) or visit the [Lender Training](#) page on our website.

To alleviate any delays with the review of the loan application submission, as well as the receipt of timely commitments from THDA, please verify all submission documentation reflects the correct interest rate as indicated on the lock confirmation. Incorrect interest rates on documentation will delay the review of the mortgage loan file.

Access THDA's rates any time [here](#).

Thank you for your continued support and participation in THDA mortgage loan programs.

THDA LENDER NOTICE: #2025-9

April 21, 2025

SUBJECT: Interest Rate Increase- Mortgage Revenue Bond (MRB) Programs

Effective immediately, the interest rate on the Great Choice Mortgage Loan Program will increase to 6.75%. Based on this rate, the Homeownership for Heroes Mortgage Loan Program will increase to 6.25%.

Rate locks for existing properties are for 60 days, new construction are 120 days. Closed Loans must be delivered to THDA in purchasable condition by rate lock expiration date. THDA only allows one 30-day extension, extensions can be completed in THDA's Electronic Loan Management Application (THELMA). Rates locked prior to this notice must close at the rate identified in the rate lock confirmation.

All steps, including acknowledgment of terms must be completed at the time of rate lock. Rate lock confirmations are emailed immediately to the lender, if the confirmation is not received timely, please email SFAAsk@thda.org .

For more information on THDA's rate lock, please refer to the Rates and Rate Lock section in THDA's [Originating Agent's Guide](#) (page 29) or visit the [Lender Training](#) page on our website.

To alleviate any delays with the review of the loan application submission, as well as the receipt of timely commitments from THDA, please verify all submission documentation reflects the correct interest rate as indicated on the lock confirmation. Incorrect interest rates on documentation will delay the review of the mortgage loan file.

Access THDA's rates any time [here](#).

Thank you for your continued support and participation in THDA mortgage loan programs.

THDA LENDER NOTICE: #2025-10

April 25, 2025

SUBJECT: Interest Rate Decrease- Mortgage Revenue Bond (MRB) Programs

Effective immediately, the interest rate on the Great Choice Mortgage Loan Program will decrease to 6.625%. Based on this rate, the Homeownership for Heroes Mortgage Loan Program will decrease to 6.125%.

Rate locks for existing properties are for 60 days, new construction are 120 days. Closed Loans must be delivered to THDA in purchasable condition by rate lock expiration date. THDA only allows one 30 day extension, extensions can be completed in THDA's Electronic Loan Management Application (THELMA). Rates locked prior to this notice must close at the rate identified in the rate lock confirmation.

All steps, including acknowledgment of terms must be completed at the time of rate lock. Rate lock confirmations are emailed immediately to the lender, if the confirmation is not received timely, please email SFAAsk@thda.org .

For more information on THDA's rate lock, please refer to the Rates and Rate Lock section in THDA's [Originating Agent's Guide](#) (page 29) or visit the [Lender Training](#) page on our website.

To alleviate any delays with the review of the loan application submission, as well as the receipt of timely commitments from THDA, please verify all submission documentation reflects the correct interest rate as indicated on the lock confirmation. Incorrect interest rates on documentation will delay the review of the mortgage loan file.

Access THDA's rates any time [here](#).

Thank you for your continued support and participation in THDA mortgage loan programs.

THDA LENDER NOTICE: #2025-11

April 28, 2025

SUBJECT: Update Implementation of Encompass

THDA would like to provide an update for the upcoming launch of Encompass TPO Connect. Our pilot will begin on Monday, May 5, 2025, with previously identified lenders. We are still on target for an early summer roll out with all lenders. Mandatory training for the new system will begin in June. More information will be provided in the next few weeks.

As a reminder, all loans that are locked in the current THELMA system, will remain in that system through loan completion.

As we continue preparing for the launch of TPO Connect, we want to ensure our lending partners are also preparing for this change. Below are a few highlights:

Pilot Lenders

Please continue utilizing THELMA for HFA Advantage for the initial launch. Communication will be provided when HFA Advantage is available in Encompass.

Lender Level Administration Rights

THDA will create the initial point of contact for the lender. The lender administrator will then be responsible for setting up and maintaining the users for their company. THDA will be auditing users quarterly.

THDA Documents

The following THDA Documents will have barcodes added for easy system identification. These barcodes are specific to THDA.

- Application Declaration (Veteran Exemption Application Declaration)
- Seller Declaration
- Recapture Notice
- Conventional Condo Project Approval Form
- THDA Rider
- Enforceable Obligation Letter

ICE PPE (formerly known as EPPS)

All loan products will be available in ICE's Product and Pricing Engine. Access to PPE will be available through TPO Connect when lenders are locking interest rates. If you would like to subscribe to THDA's Daily Rates, please contact ICE Technology to add THDA's daily pricing. For assistance with rate locks, please continue utilizing lockdesk@thda.org. *THDA's pricing is also available in Optimal Blue.

Document Uploads

Uploading submission packages will be easier with a simple drag and drop feature. Stacking order will not be required in the new system. ICE's Data & Document Automation will automatically place documents in the appropriate container without the need to follow a stacking order. As we encourage complete file delivery to assist in expediting your approval, a "conditions" container will also be available.

Lender Compensation

All lender compensation, including Service Release Premiums (SRP), will be based upon the loan amount. SRP will be paid at the time of loan purchase; late delivery timelines will forfeit SRP.

First Loan Payment

Due to system limitations, the first loan payment process will not change. THDA will continue to purchase loans at the note amount, with any prepayments by the borrower forwarded to our servicing department.

THDA LENDER NOTICE: #2025-12

May 13, 2025

SUBJECT: Interest Rate Increase- Mortgage Revenue Bond (MRB) Programs

Effective immediately, the interest rate on the Great Choice Mortgage Loan Program will increase to 6.75%. Based on this rate, the Homeownership for Heroes Mortgage Loan Program will increase to 6.25%.

Rate locks for existing properties are for 60 days, new construction are 120 days. Closed Loans must be delivered to THDA in purchasable condition by rate lock expiration date. THDA only allows one 30-day extension, extensions can be completed in THDA's Electronic Loan Management Application (THELMA). Rates locked prior to this notice must close at the rate identified in the rate lock confirmation.

All steps, including acknowledgment of terms must be completed at the time of rate lock. Rate lock confirmations are emailed immediately to the lender, if the confirmation is not received timely, please email SFAAsk@thda.org .

For more information on THDA's rate lock, please refer to the Rates and Rate Lock section in THDA's [Originating Agent's Guide](#) (page 29) or visit the [Lender Training](#) page on our website.

To alleviate any delays with the review of the loan application submission, as well as the receipt of timely commitments from THDA, please verify all submission documentation reflects the correct interest rate as indicated on the lock confirmation. Incorrect interest rates on documentation will delay the review of the mortgage loan file.

Access THDA's rates any time [here](#).

Thank you for your continued support and participation in THDA mortgage loan programs.



THDA LENDER NOTICE: #2025-13

May 19, 2025

SUBJECT: eHomeAmerica Homebuyer Education Fee Change

Effective June 1, 2025, the consumer fee for the eHomeAmerica Homebuyer Education Online Course will increase from \$99 to \$100.

If you have any questions, please email sfask@thda.org.



THDA LENDER NOTICE: #2025-14

May 20, 2025

SUBJECT: Income Limit Increase

Income Limit

Effective June 2, 2025, THDA will increase Income Limits in all counties in Tennessee for the following programs: Great Choice, Homeownership for Heroes, and Freddie Mac's HFA Advantage.

The new limits can be located [online](#).

Thank you for your continued support and participation in THDA mortgage loan programs.

THDA LENDER NOTICE: #2025-15

May 30, 2025

SUBJECT: OA Compensation & Great Choice Mortgage Revenue Bond Updates

All changes listed below are effective for **new rate locks** on loans with an interest rate locked on or after **August 1, 2025**.

Uninsured Conventional Portfolio Loans

THDA will discontinue the Great Choice Uninsured Conventional Portfolio Loan Product. All conventional loans regardless of the Loan-To-Value (LTV) should be locked and submitted under THDA's Freddie Mac HFA Advantage Program. If your organization does not offer this product, please contact SFAAsk@thda.org for additional information and requirements.

New/Proposed Construction

THDA will discontinue the 120-day rate lock for new/proposed construction. All THDA programs regardless of construction type will have the same rate lock period. This rate lock is based upon the closed loan package delivered to THDA in purchasable condition prior to rate lock expiration date (Loan Purchase Date). Any loans exceeding this timeframe will result in an extension fee of 25 bps.

Thank you for your continued participation in THDA's mortgage loan programs.

If you have any general questions, please email SFAAsk@thda.org, for rate lock questions, please email lockdesk@thda.org.

Compensation and Fees (Redacted) 8/14/25

~~THDA is changing the Originating Agent (OA) compensation for all THDA loan programs. THDA will allow OAs to charge up to 2% origination. Originating Agents will no longer be compensated 100 basis points (bps) at the time THDA purchases the loan. THDA will provide 75 bps in Service Release Premium.~~

~~THDA will continue to allow up to \$1,400 for other customary and allowable fees such as underwriting, processing, application fee, and other similar program fees listed in Section A, page 2 of the first mortgage Loan Estimate/Closing Disclosure.~~

~~Total allowed compensation and fees are up to 2.75% (which includes origination and SRP) and up to \$1,400 effective on newly locked rates on or after August 1, 2025.~~

THDA LENDER NOTICE: #2025-17

June 9, 2025

SUBJECT: Interest Rate Increase- Mortgage Revenue Bond (MRB) Programs

Effective immediately, the interest rate on the Great Choice Mortgage Loan Program will increase to 6.75%. Based on this rate, the Homeownership for Heroes Mortgage Loan Program will increase to 6.25%.

Rate locks for existing properties are for 60 days, new construction are 120 days. Closed Loans must be delivered to THDA in purchasable condition by rate lock expiration date. THDA only allows one 30-day extension, extensions can be completed in THDA's Electronic Loan Management Application (THELMA). Rates locked prior to this notice must close at the rate identified in the rate lock confirmation.

All steps, including acknowledgment of terms must be completed at the time of rate lock. Rate lock confirmations are emailed immediately to the lender, if the confirmation is not received timely, please email SFAAsk@thda.org .

For more information on THDA's rate lock, please refer to the Rates and Rate Lock section in THDA's [Originating Agent's Guide](#) (page 29) or visit the [Lender Training](#) page on our website.

To alleviate any delays with the review of the loan application submission, as well as the receipt of timely commitments from THDA, please verify all submission documentation reflects the correct interest rate as indicated on the lock confirmation. Incorrect interest rates on documentation will delay the review of the mortgage loan file.

Access THDA's rates any time [here](#).

Thank you for your continued support and participation in THDA mortgage loan programs.

THDA LENDER NOTICE: #2025-18

June 11, 2025

SUBJECT: Interest Rate Decrease- Mortgage Revenue Bond (MRB) Programs

Effective immediately, the interest rate on the Great Choice Mortgage Loan Program will decrease to 6.625%. Based on this rate, the Homeownership for Heroes Mortgage Loan Program will decrease to 6.125%.

Rate locks for existing properties are for 60 days, new construction are 120 days. Closed Loans must be delivered to THDA in purchasable condition by rate lock expiration date. THDA only allows one 30 day extension, extensions can be completed in THDA's Electronic Loan Management Application (THELMA). Rates locked prior to this notice must close at the rate identified in the rate lock confirmation.

All steps, including acknowledgment of terms must be completed at the time of rate lock. Rate lock confirmations are emailed immediately to the lender, if the confirmation is not received timely, please email SFAAsk@thda.org .

For more information on THDA's rate lock, please refer to the Rates and Rate Lock section in THDA's [Originating Agent's Guide](#) (page 29) or visit the [Lender Training](#) page on our website.

To alleviate any delays with the review of the loan application submission, as well as the receipt of timely commitments from THDA, please verify all submission documentation reflects the correct interest rate as indicated on the lock confirmation. Incorrect interest rates on documentation will delay the review of the mortgage loan file.

Access THDA's rates any time [here](#).

Thank you for your continued support and participation in THDA mortgage loan programs.

THDA LENDER NOTICE: #2025-19

June 25, 2025

SUBJECT: Interest Rate Decrease- Mortgage Revenue Bond (MRB) Programs

Effective immediately, the interest rate on the Great Choice Mortgage Loan Program will decrease to 6.375%. Based on this rate, the Homeownership for Heroes Mortgage Loan Program will decrease to 5.875%.

Rate locks for existing properties are for 60 days; new construction are 120 days. Closed Loans must be delivered to THDA in purchasable condition by rate lock expiration date. THDA only allows one 30-day extension, extensions can be completed in THDA's Electronic Loan Management Application (THELMA). Rates locked prior to this notice must close at the rate identified in the rate lock confirmation.

All steps, including acknowledgment of terms, must be completed at the time of rate lock. Rate lock confirmations are emailed immediately to the lender, if the confirmation is not received timely, please email SFAAsk@thda.org .

For more information on THDA's rate lock, please refer to the Rates and Rate Lock section in THDA's [Originating Agent's Guide](#) (page 29) or visit the [Lender Training](#) page on our website.

To alleviate any delays with the review of the loan application submission, as well as the receipt of timely commitments from THDA, please verify all submission documentation reflects the correct interest rate as indicated on the lock confirmation. Incorrect interest rates on documentation will delay the review of the mortgage loan file.

Access THDA's rates any time [here](#).

Thank you for your continued support and participation in THDA mortgage loan programs.

THDA LENDER NOTICE: #2025-20

July 8, 2025

SUBJECT: Interest Rate Increase- Mortgage Revenue Bond (MRB) Programs

Effective immediately, the interest rate on the Great Choice Mortgage Loan Program will increase to 6.50%. Based on this rate, the Homeownership for Heroes Mortgage Loan Program will increase to 6.00%.

Also, effective immediately, THDA will no longer send Lender Notices related to rate increases or decreases. Access THDA's rates any time [here](#). THDA's rates are also available in Optimal Blue and ICE PPE.

Rate locks for existing properties are for 60 days, new construction are 120 days. Closed Loans must be delivered to THDA in purchasable condition by rate lock expiration date. THDA only allows one 30-day extension, extensions can be completed in THDA's Electronic Loan Management Application (THELMA). Rates locked prior to this notice must close at the rate identified in the rate lock confirmation.

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Thank you for your continued support and participation in THDA mortgage loan programs.

THDA LENDER NOTICE: #2025-21

July 25, 2025

SUBJECT: OA Compensation Change Update and Heroes Change

Homeownership For Heroes Pricing

Effective September 1, 2025, THDA will implement changes to the pricing structure for the Homeownership for Heroes program. While this program will continue to offer a reduced rate compared to the Great Choice Program, the daily pricing difference may no longer reflect a consistent 50 basis points (bps). To ensure borrower communications reflect the most current pricing information, OAs should review THDA's [Daily Rate Sheet](#) prior to disclosing rates with borrowers.

Notification for Rate Changes

Please refer to [Lender Notice #2025-20](#) as THDA will no longer send Lender Notices related to rate increases or decreases. Access THDA's rates any time [here](#). THDA's rates are also available in Optimal Blue and ICE PPE.

If you have any general questions, please email SFAsk@thda.org, for rate lock questions, please email lockdesk@thda.org.

Compensation Structure and Fees (Redacted) 8/14/25

~~THDA is announcing a delay to previously communicated changes regarding the Originating Agent (OA) compensation structure for all loan programs. These changes will now go into effect for rate locks on or after September 1, 2025.~~

Effective September 1, 2025:

- ~~FHA, USDA, Conventional Loans:~~
 - OAs may charge up to 2% origination.
 - Compensation will no longer include 100 basis points (bps) at purchase.
 - THDA will provide 75 bps in Service Release Premium (SRP).
- ~~VA Loans:~~
 - No change to current structure.
 - OAs may continue to charge 1% origination.

~~Allowable Program Fees: THDA will continue to permit up to \$1,400 in customary and allowable fees, including but not limited to:~~

- Underwriting
- Processing
- Application Fee
- Other Eligible Program-Related Costs (As Outlined in Section A, Page 2 of the Loan Estimate/Closing Disclosure)

THDA LENDER NOTICE: #2025-22

July 29, 2025

SUBJECT: ICE Encompass TPOC Implementation Update

THDA is pleased to announce continued progress with the rollout of ICE Encompass TPO Connect (TPOC). During August, all remaining Originating Agents will be transitioned from THELMA to TPOC, with full activation by August 29, 2025.

As a reminder, all loans that are locked in the current THELMA system, will remain in that system through loan completion. No migration will occur or is required. Similar to THELMA, TPOC is a standalone, web-based portal that fully supports XML file import from the Originating Agent's Loan Origination System.

We deeply appreciate the support and patience of our pilot lenders throughout the initial launch.

Lender Level Administration Rights

THDA will create the initial Point of Contact for the lender. Lender Administrators will manage internal users and schedule required THDA training. THDA will conduct quarterly audits of user access and permissions.

Barcode-Enhanced THDA Documents

To improve document recognition in TPOC, the following forms will include barcodes:

- Application Declaration (Veteran Exemption Application Declaration)
- Seller Declaration
- Recapture Notice
- Conventional Condo Project Approval Form
- THDA Rider
- Enforceable Obligation Letter

ICE PPE (formerly known as EPPS)

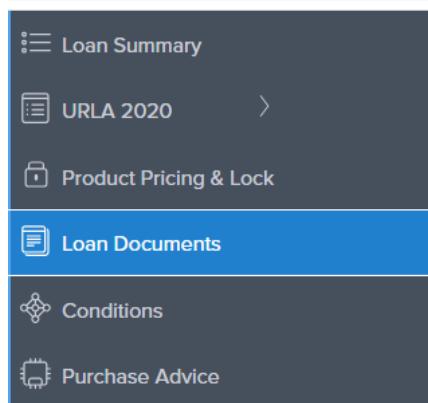
All loan products will be available in ICE's Product and Pricing Engine. Access to PPE will be available through TPO Connect at the time of rate lock. If you would like to subscribe to THDA's Daily Rates, Daily Pricing Subscriptions are available via ICE Technology. For assistance with rate locks, please continue utilizing lockdesk@thda.org. THDA's rates are also published in Optimal Blue.

HFA Advantage

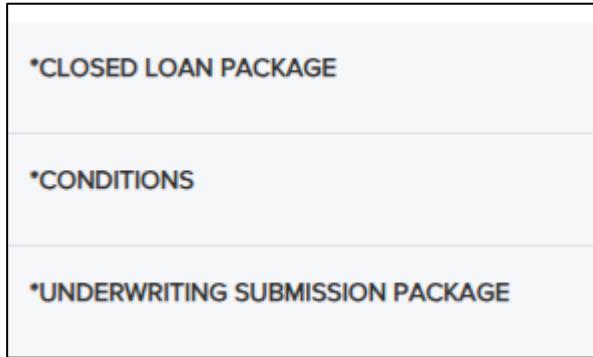
Please continue utilizing THELMA for FHLMC HFA Advantage through August 29th. FHLMC HFA Advantage will launch in TPOC on September 2nd.

Submission Packages, Document Automation & Containers

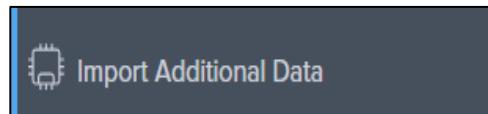
Simply drag-and-drop uploads—no stacking order needed. ICE's Automation Tool places documents appropriately in the correct container.



The **Underwriting Submission Package** container is for the initial submission; the **Closed Loan Package** is for the closing package, and the **Conditions** container is for any condition issued on a file regardless of the loan status. In the event there is a need to retrieve previously uploaded documents, the Z-Archive container within Encompass TPO Connect is available.



When submitting the file to THDA, please ensure the most current XML file is being utilized which includes the most current loan information from your LOS. Import the updated XML file by selecting **"Import Additional Data"**.



When retrieving documentation from THDA, please access the **THDA Commitment Package** container or the Purchase Advice container.

Loan Access

Once a loan has been submitted through TPOC, please exit the file promptly. THDA staff cannot make edits to the loan while it is actively accessed by an OA. We ask that this be kept in mind throughout the life of the loan to ensure smooth collaboration and processing. Automated notifications will be sent to OAs as the loan progresses through key milestones in the approval and purchase process.

If you have any general questions, please email SFAsk@thda.org, for rate lock questions, please email lockdesk@thda.org.

THDA LENDER NOTICE: #2025-23

August 14, 2025

SUBJECT: Redaction of Previously Communicated OA Compensation Changes

THDA values the relationship and feedback from our lending and realtor partners. We understand that this is a particularly difficult time for first-time homebuyers, who are facing rising interest rates, limited inventory, and affordability challenges. In response to these concerns and after additional consideration, THDA is suspending portions of Lender Notice [#2025-15](#) and [#2025-21](#) regarding compensation and fees. Lender Compensation will remain the same at 1.75%, which includes .75 in Service Release Premiums (SRP) for timely delivery.

We also want to recognize the important role of the [Housing Industry Advisory Board](#), whose insights and collaboration continue to guide our efforts to ensure that THDA programs remain responsive, equitable, and effective. Their input has been instrumental in shaping this decision.

Our goal is to support sustainable homeownership and ensure that our programs remain accessible and beneficial to those who need them most.

If you have any general questions, please email SFAsk@thda.org, for rate lock questions, please email lockdesk@thda.org.

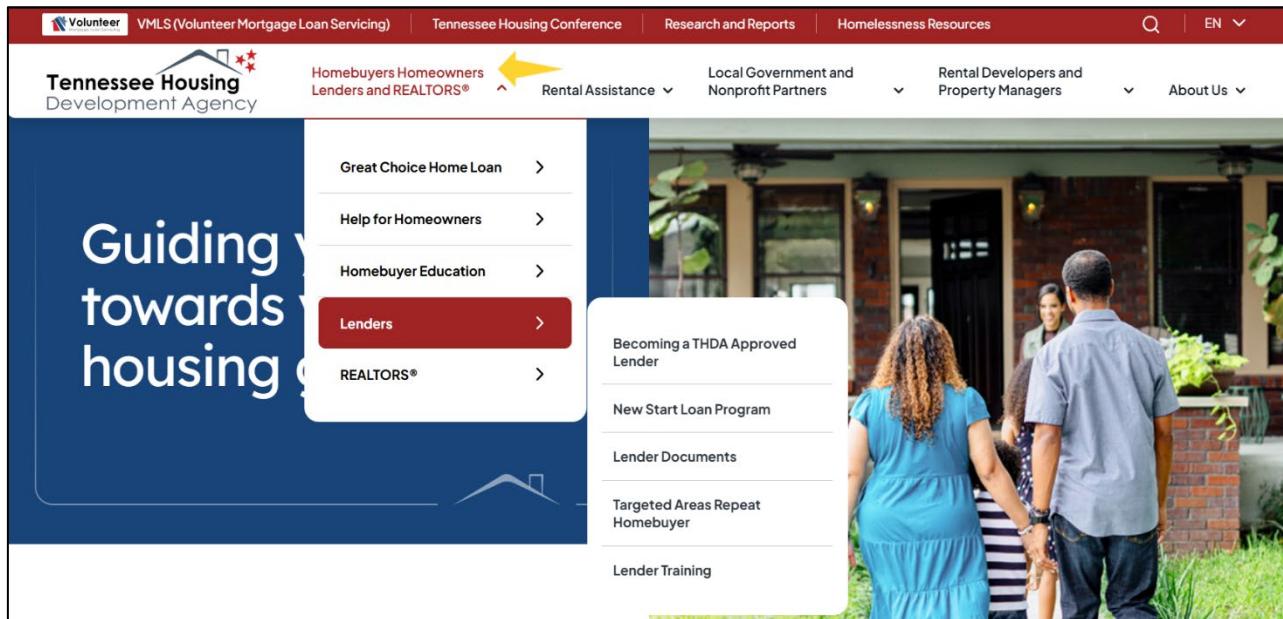
THDA LENDER NOTICE: #2025-24

August 21, 2025

SUBJECT: NEW WEBSITE LAUNCH

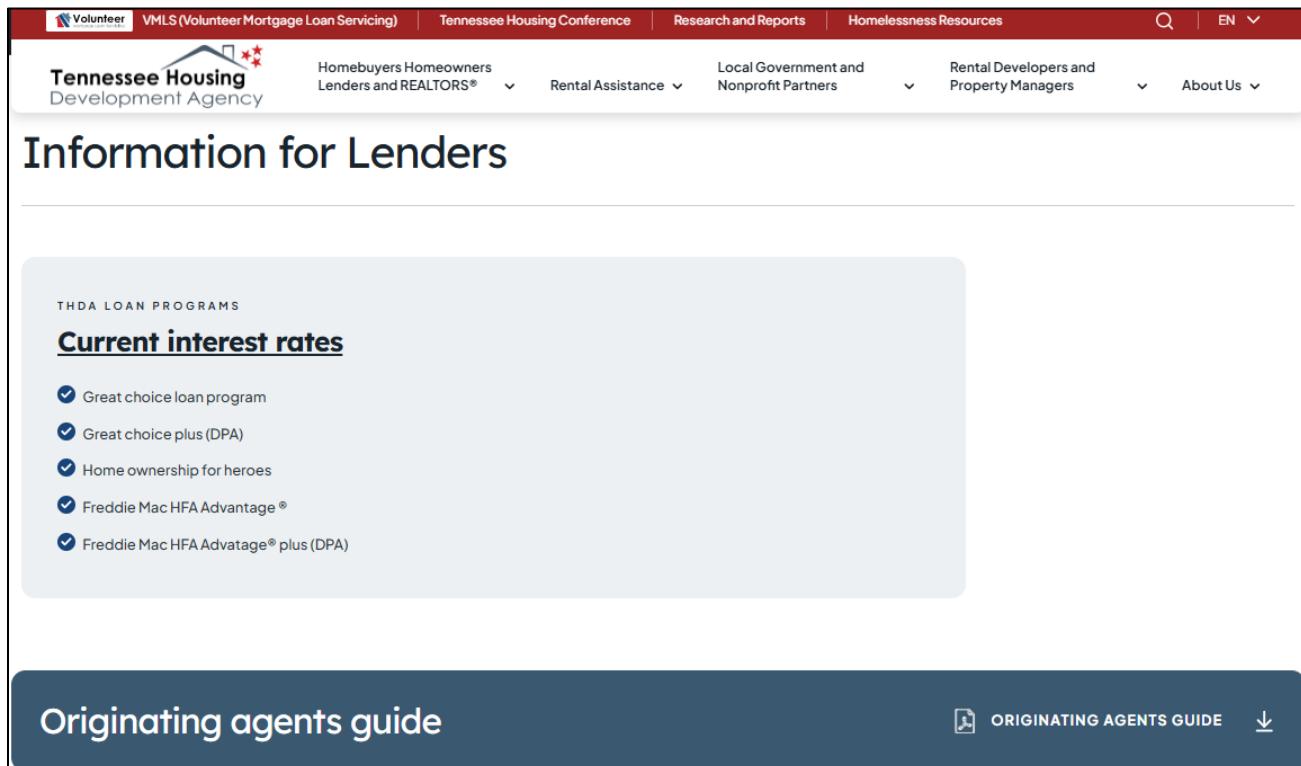
Beginning on Saturday, August 23, THDA.org will be transitioning to a newly designed layout. We have included some screenshots below on how to navigate the new site and locate all necessary lender information.

Home Page



1. Hover over the first section in the top white banner labeled Homebuyers Homeowners Lenders and REALTORS®. (See yellow arrow)
2. Move your mouse down the dropdown and click the Lender section. (Highlighted red above)
3. If there is a specific area you need that is listed in the dropdown menu, feel free to click on that particular page.

Lender Home Page



THDA LOAN PROGRAMS

Current interest rates

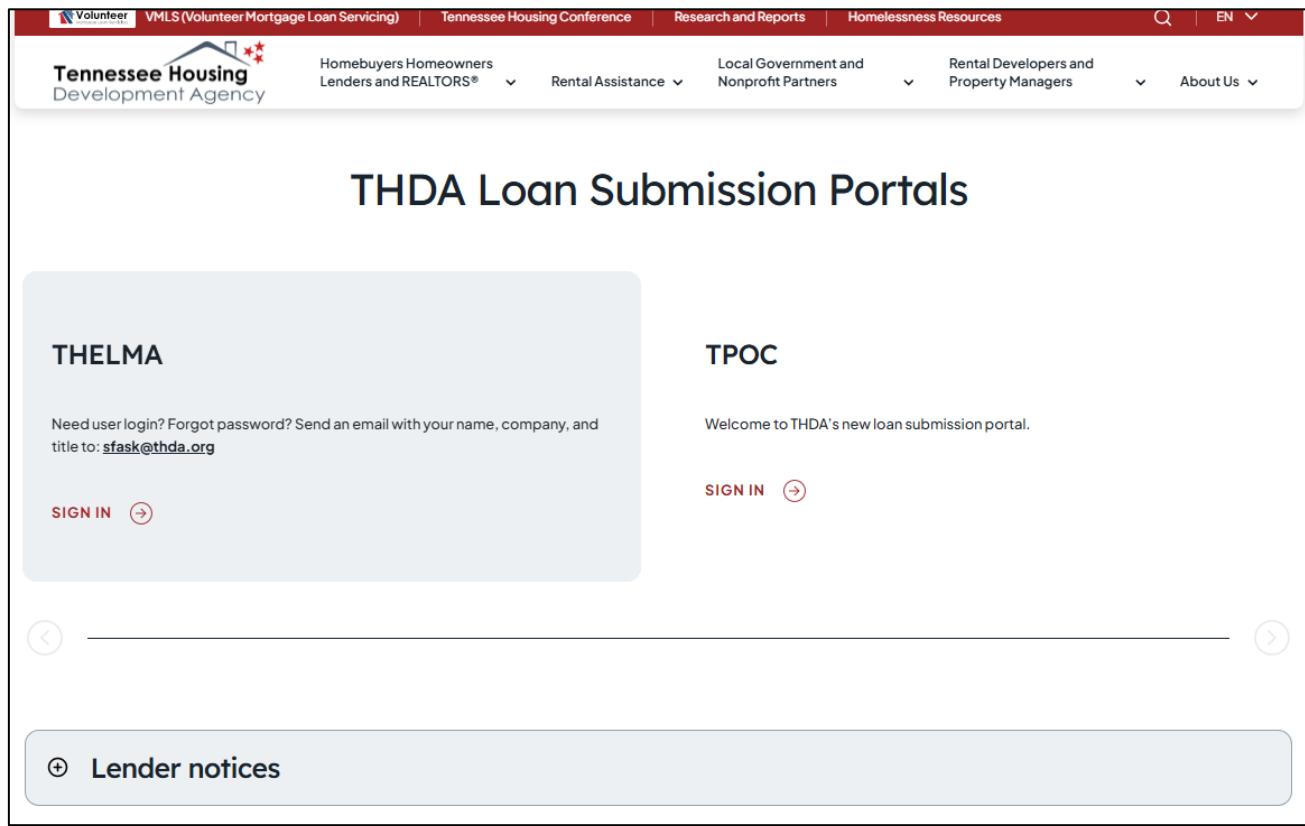
- Great choice loan program
- Great choice plus (DPA)
- Home ownership for heroes
- Freddie Mac HFA Advantage ®
- Freddie Mac HFA Advatage® plus (DPA)

Originating agents guide

 **ORIGINATING AGENTS GUIDE** 

1. You will be able to click on each of the colored blocks on the new page. The top of the page will take you to the Daily Interest Rates.
2. The OA Guide is also on this page. Scrolling further down the page will take you to the new portal login and lender notices.

Lender Portal Access



THELMA

Need user login? Forgot password? Send an email with your name, company, and title to: sfask@thda.org

SIGN IN 

TPOC

Welcome to THDA's new loan submission portal.

SIGN IN 

⊕ Lender notices

1. You will now have easier access to log in to our LOS systems. If you still have loans in THELMA that need to be completed, you can access the system here. You also have an easier way to access our new TPOC portal.
2. We have modified our lender notices to show only the current and previous years' notices. If you need a lender notice prior to 2024, please email sfask@thda.org for assistance.

If you have any general questions, please email SFAsk@thda.org, for rate lock questions, please email lockdesk@thda.org.

THDA LENDER NOTICE: #2025-25

August 29, 2025

SUBJECT: Update on TPOC Implementation

THDA is pleased with the rollout of Encompass TPO Connect (TPOC) and would like to thank our Originating Agents (OAs) for successfully adding their users to the portal.

As a reminder, all loans that are locked in the current THELMA system, will remain in that system through loan completion. No migration is required.

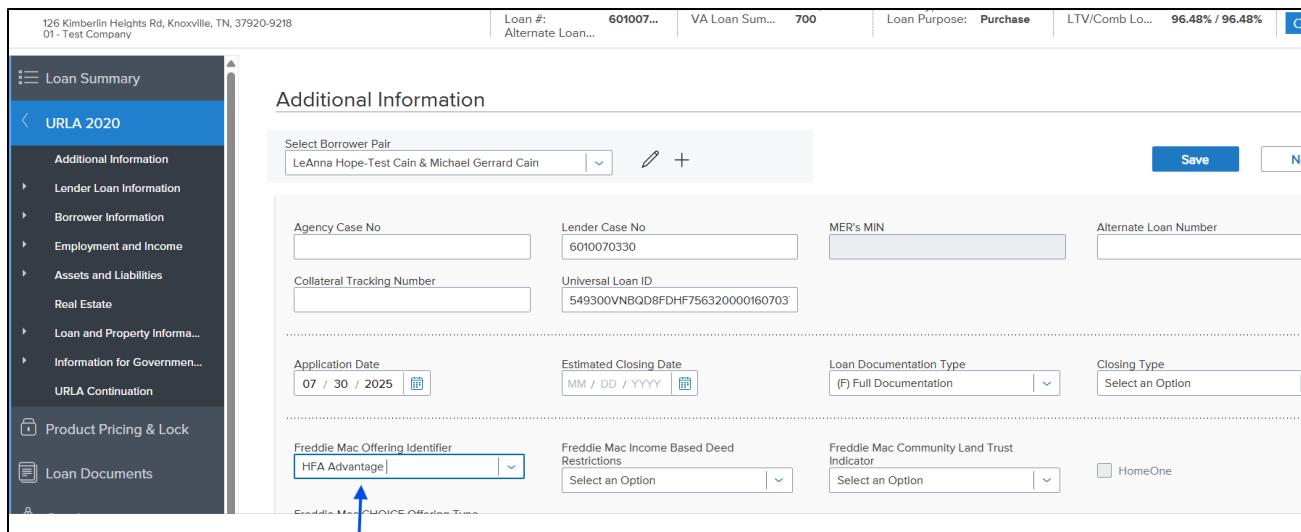
We deeply appreciate the continued support and patience throughout the launch of TPOC.

HFA Advantage

Effective September 2nd, all rate locks will be completed in TPOC. Please take note of additional data points which must be completed for successful Product and Pricing to occur.

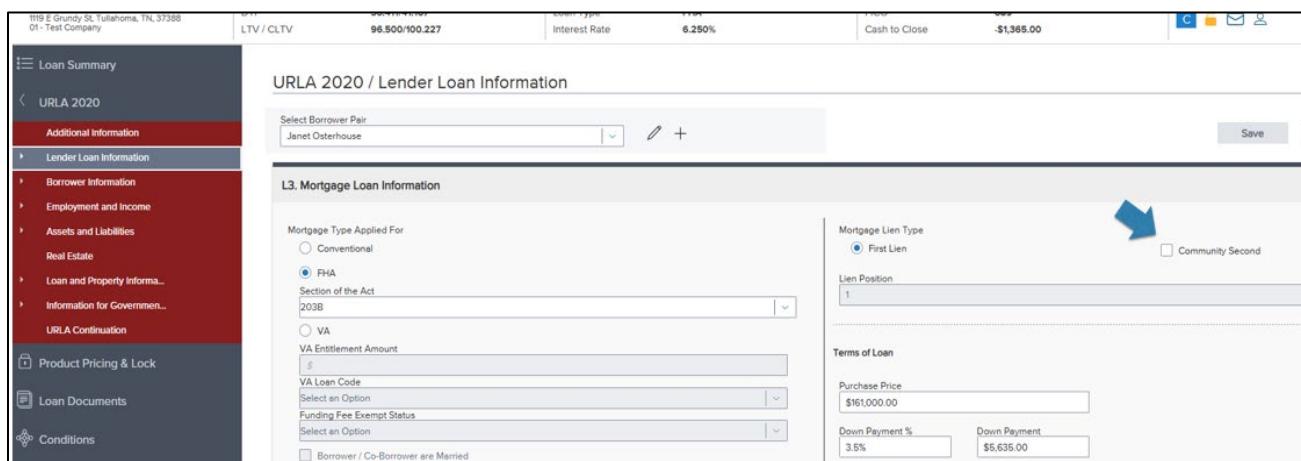
Additional Information Screen:

HFA Advantage must be selected.



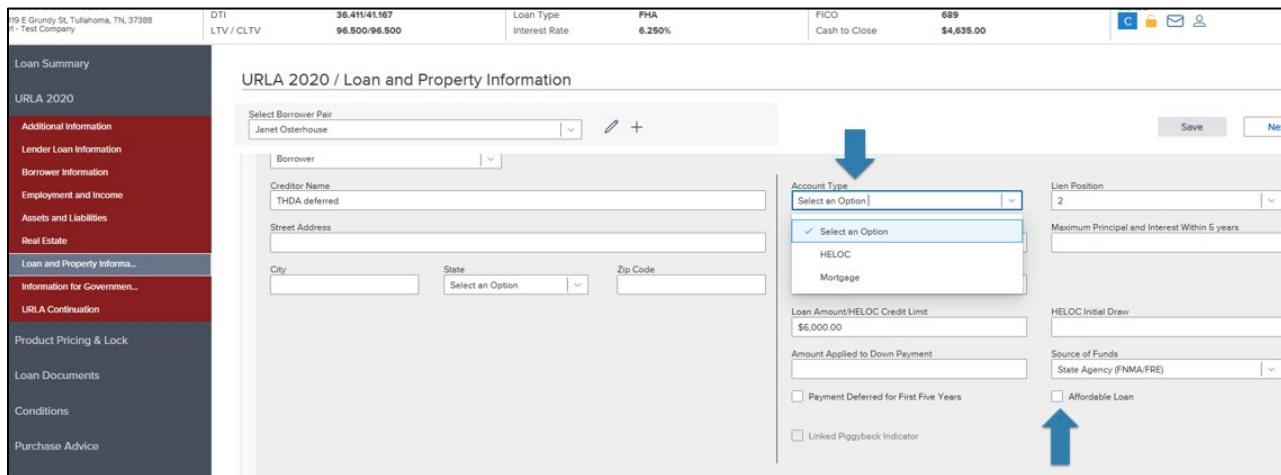
Lender Loan Information Screen:

Community Second box must be selected.



Loan and Property Information Screen:

1. Account Type must reflect Mortgage.
2. Affordable Loan box must be selected.



19 E Gruny St, Tullahoma, TN, 37388
O1 - Test Company

DTI	36.41/41.67	Loan Type	FHA	FICO	689	
LTV / CLTV	96.500/96.500	Interest Rate	6.280%	Cash to Close	\$4,635.00	

Loan Summary

URLA 2020

Additional Information

Lender Loan Information

Borrower Information

Employment and Income

Assets and Liabilities

Real Estate

Loan and Property Information

Information for Government

URLA Continuation

Product Pricing & Lock

Loan Documents

Conditions

Purchase Advice

URLA 2020 / Loan and Property Information

Select Borrower Pair: Janet Osterhouse

Borrower: [dropdown]

Creditor Name: THDA deferred

Street Address: [dropdown]

City: [dropdown]

State: [dropdown]

Zip Code: [dropdown]

Account Type: Select an Option

✓ Selected Option: Mortgage

Lien Position: 2

Maximum Principal and Interest Within 5 years

Loan Amount/HELOC Credit Limit: \$6,000.00

HELOC Initial Draw: [dropdown]

Source of Funds: State Agency (FNMA/FRE)

Affordable Loan

Payment Deferred for First Five Years

Linked Piggyback Indicator

Save

Next

ICE PPE (formerly known as EPPS)

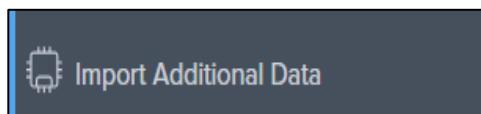
All loan products will be available in ICE's Product and Pricing Engine. Access to PPE is available through TPOC at the time of rate lock or if *any* information on the file changes the loan must be "Repriced" to produce a rate lock confirmation with correct loan information. If you would like to subscribe to THDA's daily rates, daily pricing subscriptions are available via ICE Technology. For assistance with rate locks, please continue utilizing lockdesk@thda.org. THDA's rates are also published in Optimal Blue.

Login Information - Lender Level Administration Rights

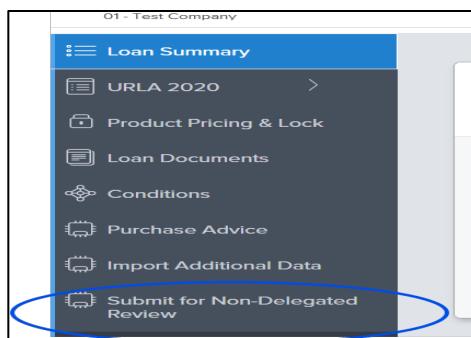
THDA will create the initial point of contact for the lender, which is referred to as the Lender's Administrator. Lender Administrators will manage internal users, if you have an issue with logging into the portal for the first time, please check with your Administrator. If additional assistance is needed, please email lockdesk@thda.org.

Submission Packages & Document Automation

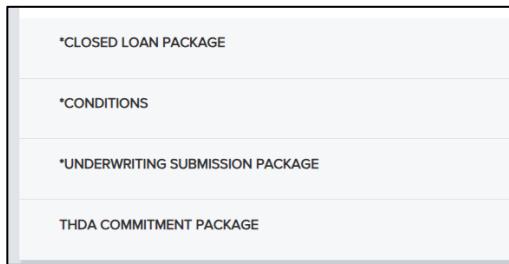
Simple drag-and-drop uploads—no stacking order needed. ICE's automation places documents appropriately in the correct container. When submitting the file to THDA, please ensure the most current XML file **for the first mortgage** is being utilized which includes the most current loan information from your LOS. Import the updated XML file by selecting "Import Additional Data."



After uploading the loan documents, click on Submit for Non-Delegated Review for the file to be submitted to THDA.



A “Conditions” container is available for easy placement of conditions.



In the event there is a need to retrieve previously uploaded documents, the Z-Archive container within Encompass TPO Connect is available.

Once a file has been uploaded, please close the file by returning to the pipeline view. TPOC limits THDA's access to view-only mode if the lender has the file open. This could delay the review of your file. Simply closing the browser does not release the loan to THDA for access.

Training Opportunities

Freddie Mac New Portal Training will be offered at 10:30AM CT/11:30 AM ET each day from September 2-12, 2025.

We will also offer full New Portal Training at 1:00 PM CT/ 2:00 PM ET each Wednesday afternoon in September.

Please go to our [Lender Training](#) page where you can click on the specific meeting link to register.

If you have any general questions, please email SFAsk@thda.org, for rate lock questions, please email lockdesk@thda.org.

THDA LENDER NOTICE: #2025-26

September 30, 2025

SUBJECT: Potential Federal Government Shut Down October 1st

A possible federal government shutdown may have effects on the mortgage loan closing process through THDA. While THDA's mortgage program is not directly affected by a shutdown, the following provides expected impacts in the overall mortgage loan process if a shutdown occurs on October 1, 2025.

Flood Insurance

- The National Flood Insurance Program (NFIP) is set to expire at 11:59 p.m. ET on September 30, 2025. Without reauthorization, FEMA cannot issue new flood insurance policies. During the shutdown, THDA will adhere to agency guidelines applicable during this period, however, loan closings may be delayed.

FHA/VA Loans

- Closings are expected to proceed as usual.
- Access to the FHA Connection and VA systems will remain available.
- However, reduced staffing could create some delays.

Freddie Mac Loans

- Closings are also expected to continue without interruption.

USDA/RHS Guarantee Loans

- THDA will be unable to commit on loans in the absence of the Conditional Commitment, loan closings may be delayed.

Housing Education and Counseling

- Housing Education and Counseling Services are expected to operate as normal.

Federal Employee Borrowers Verification of Employment (VOE)

- Federal employee borrowers may have delayed closings.

Federal Tax Transcripts and Social Security Validation

- Tax transcript request and income verifications will likely face significant delays, plan for extended turnaround times on 4506-T requests.
- If required by underwriting or as an AUS finding, federal tax transcripts and social security number validation must be provided prior to loan closing or purchase.

Social Security and Veterans Benefits

- Benefits will continue and be paid as scheduled, however, plan for customer service delays for additional verification processes.

THDA LENDER NOTICE: #2025-27

October 22, 2025

SUBJECT: Hazard Insurance Maximum Deductibles

Effective immediately with new loan submissions, THDA has updated the maximum allowable hazard insurance deductible amount to \$5,000. This deductible applies to fire, extended coverage, and wind/hail clauses. All other coverage requirements as outlined in the Originating Agent Guide remain the same.