TDHCA
HOMEBUYER PROGRAM

Rates Effective: November 16, 2026

Simple. Affordable. Statewide.

FIRST-TIME HOMEBUYER DPA

Program: My FIRST Texas Home

30-Year Deferred REPAYABLE Second Lien | Zero Percent (0%) Non-Amortizing

FOR FIRST-TIME HOMEBUYERS & QUALIFIED VETERANS

Loan Type	0% DPA	2% DPA	3% DPA	4% DPA	5% DPA
Government - FHA | VA | USDA	6.500%	N/A	6.750%	6.875%	7.000%
Targeted Area	6.250%	N/A	6.500%	6.625%	6.750%

REPAYABLE DPA

Program: My CHOICE Texas Home

30-Year Deferred REPAYABLE Second Lien | Zero Percent (0%) | Non-Amortizing

NO FIRST-TIME HOMEBUYER REQUIREMENT

Loan Type	2% DPA	3% DPA	4% DPA	5% DPA
Government - FHA | VA | USDA	7.000%	7.125%	7.375%	7.500%
FNMA - Under 80% AMI	7.375%	7.625%	7.750%	7.875%
FNMA - Over 80% AMI	7.500%	7.750%	7.875%	8.000%
FHLMC - Under 80% AMI	7.375%	7.500%	7.625%	7.750%
FHLMC - Over 80% AMI	7.500%	7.625%	7.750%	7.875%

FORGIVABLE DPA

Program: My CHOICE Texas Home

3-Year Deferred FORGIVABLE Second Lien |Zero Percent(0%) | Non-Amortizing

NO FIRST-TIME HOMEBUYER REQUIREMENT

Loan Type	2% DPA	3% DPA	4% DPA	5% DPA
Government - FHA | VA | USDA	7.250%	7.500%	7.875%	8.250%
FNMA - Under 80% AMI	7.500%	7.875%	8.125%	8.375%
FNMA - Over 80% AMI	7.875%	8.000%	8.250%	8.500%
FHLMC - Under 80% AMI	7.625%	7.875%	8.125%	8.375%
FHLMC - Over 80% AMI	7.750%	8.000%	8.250%	8.500%

MORTGAGE CREDIT CERTIFICATE (MCC)

Program: Texas Mortgage Credit Certificate

FOR FIRST-TIME HOMEBUYERS & QUALIFIED VETERANS

20%

Federal Mortgage Tax Credit

COMBO DPA + MCC:

Tx Combo DPA MCC follow the **TDHCA My Choice Repayable** or **My Choice Forgivable DPA mortgage rates** shown in the corresponding tables above.

STAND-ALONE MCC:

Available with eligible mortgage loans financed outside TDHCA programs. Certain mortgage financing types may be ineligible; see Lender Guide.

MCC FEES *

Combo DPA + MCC	**$400**
Stand-Alone MCC	**$1,000**

* Fee Waived when reserved under Military MCC Options

LENDER COMPENSATION

1.50%

Lenders may charge up to 1.00% in origination fees.

STANDARD LOAN FEES (Per Loan)

Compliance File Review (Hilltop)	$225
Purchase File Funding (TMS)	$319
Tax Service Fee (TMS)	$80
Fraud Prevention (TMS)	$20
Life of Loan Flood Fee (TMS)	$15
MHU Funding Fee (Manufactured Home Loans Only (TMS)	0.50%

Additional DPA may be available in designated counties.

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LENDER QUICK GUIDE

Key resources to help you originate and deliver TDHCA Mortgage loans.

COMMONLY ASKED

Who qualifies as a first-time homebuyer?	No ownership and occupancy of a principal residence in the previous 3 years. See Lender Guide for complete definitions and exceptions.
Is homebuyer education required?	Yes. A HUD Certified Homebuyer Education course is required for all borrowers.
What is the minimum FICO?	620
What loan types are allowed?	FHA, VA, USDA, and Conventional loans. All subject to program guidelines, income and purchase price limits.
Can I manually underwrite?	Only allowed on FHA, USDA, and VA. Subject to DTI requirements and applicable pricing. See Lender Guide for details.
What triggers the repayment on the deferred repayable option?	Due upon sale, refinance, transfer, payoff of 1st lien mortgage or no longer the borrowers primary residence.
What properties are eligible?	New or exisiting single-family homes, condos, PUDs, manufactured homes and qualifying duplexes. See Lender Guide for full property requirements.
Is manufactured housing eligible?	Yes. A 0.50% MHU funding fee applies. See Lender Guide for details.
How long do I have to deliver the loan?	Loans MUST be purchased by the master servicer within 60 days of the loan reservation date.
Can I get an extension?	Yes. Extension fees (based on original loan amount): 7 days - 0.0625% | 15 days - 0.1250% | 22 days - 0.1875% | 30 days - 0.2500%
Is additional DPA available?	Funding permiting, in designated counties through local Housing Finance Corporations (HFCs) and other partners. See resources below.
What is lender compensation?	1.50% + up to 1.00% in Origination and other customary fees. (See page 1)

NEED MORE INFORMATION?

LENDER GUIDE | Program requirements, underwriting, documentation, delivery, and more.

PROGRAM MATRIX | Loan-specific requirements at a glance by program option.

LOCAL HFCs & ADDITIONAL DPA | Find participating HFCs, eligible counties and additional assistance.

NEED HELP? | Program contacts, forms, training and resources.

Helping more Texans achieve the Dream of Homeownership