TDHCA HOMEBUYER PROGRAM

Texas Department of Housing and Community Affairs

9/4/2026

Borrower Down Payment Assistance

My FIRST Texas Home (MFTH)

First Time Homebuyer Requirement

30-Year Deferred Repayable Second Lien	No DPA	2% DPA	3% DPA	4% DPA	5% DPA
Bond Funded Loan (**FHA, USDA, VA**)	5.750%	N/A	6.000%	6.125%	N/A
Targeted Area Bond Funded Loan (**FHA, USDA, VA**)	5.625%	N/A	5.875%	6.000%	N/A

COMBO: My FIRST Texas Home (MFTH) + MCC**

First Time Homebuyer Requirement

15% MCC Credit Rate

**** MCC Issuance Fee Waived for Military**

30-Year Deferred Repayable Second Lien	Unassisted No DPA	2% DPA	3% DPA	4% DPA	5% DPA
COMBO Funded Loan Non Targeted & Targeted (**FHA, USDA, VA**)		6.500%	6.625%	6.750%	6.875%
3-Year Deferred Forgivable Second Lien					
COMBO Funded Loan Non Targeted & Targeted (**FHA, USDA, VA**)		6.750%	7.000%	7.250%	7.500%

My CHOICE Texas Home (MCTH)

No First Time Homebuyer Requirement

Permanent Buy Down Available for MCTH request email: tdhcabuydown@hilltopsecurities.com

3-Year Deferred Forgivable Second Lien	2% DPA	3% DPA	4% DPA	5% DPA
Government (**FHA/USDA/VA**)	6.750%	7.000%	7.250%	7.500%
Conventional **FNMA HFA Preferred** Under 80% AMI	7.250%	7.375%	7.750%	8.000%
Conventional **FNMA HFA Preferred** Over 80% AMI	7.375%	7.500%	7.875%	8.125%
Conventional **FHLMC HFA Advantage** Under 80% AMI	7.125%	7.250%	7.625%	7.750%
Conventional **FHLMC HFA Advantage** Over 80% AMI	7.250%	7.375%	7.750%	7.875%
30-Year Deferred Repayable Second Lien	**2% DPA**	**3% DPA**	**4% DPA**	**5% DPA**
Government (**FHA/USDA/VA**)	6.500%	6.625%	6.750%	6.875%
Conventional **FNMA HFA Preferred** Under 80% AMI	7.000%	7.125%	7.250%	7.375%
Conventional **FNMA HFA Preferred** Over 80% AMI	7.125%	7.250%	7.375%	7.500%
Conventional **FHLMC HFA Advantage** Under 80% AMI	6.875%	7.000%	7.125%	7.250%
Conventional **FHLMC HFA Advantage** Over 80% AMI	7.000%	7.125%	7.250%	7.375%

Applicable to all Loans Originated through the above loan options

Origination Points Up to and Not to Exceed (See Lender Guide for Specific Guidelines)	0.50%
MHU Funding Fee (See Lender Guide for Specific Guidelines)	0.50%
Compliance File Review Fee* (Hilltop)	$225
MCC Combo Issuance Fee** (Hilltop)	$400
MCC Stand-Alone Issuance Fee** (Hilltop)	$1000
Purchase File Funding Fee (TMS)	$319
Tax Service Fee (TMS)	$80
Fraud Prevention (TMS)	$20
Life of Loan Flood Fee (TMS)	$15

LENDER COMPENSATION

SRP Lender 2.00%

***Program Compliance Fees apply to all reservations**

****Military Combo MCC Issuance Fee Waived**

Loans are required to be purchased within 60 days.

Extensions available at the following cost:

7 Days	0.0625%
15 Days	0.1250%
22 Days	0.1875%
30 Days	0.2500%

Additional Down Payment Assistance Available in Designated Counties
For more info, please visit:

https://welcomehome.tdhca.texas.gov/additional-grant-down-payment-assistance