PROGRAM MATRIX

TDHCA HOMEBUYER PROGRAM

Texas Mortgage Credit Certificate – Standalone MCC Only

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GENERAL QUALIFICATIONS

- First Time Homebuyer (FTHB)
- All borrowers must occupy the subject property as principal residence within 60 days of mortgage loan closing
- Subject property must be located within the State of Texas
- Maximum Income and Purchase Price Limits apply
- Mortgage loan must conform to the requirements of FHA, VA, USDA, or Conventional as it relates to non-U.S. citizen applicants
- HUD-Certified Homebuyer Education Course completion required for all borrowers

FIRST TIME HOMEBUYER ELIGIBILITY

Borrower(s) and non-purchasing spouses using this option are eligible as First Time Homebuyers only if they have not owned and occupied a primary residence during the last three years. All borrowers and Non-Purchasing Spouses shall be vested on title and listed on the Deed of Trust.

Exemptions from the FTHB Requirement:

- Borrower or spouse is a qualified veteran, honorably discharged as evidenced by DD-214, and have not previously qualified for and received a mortgage financed through a mortgage revenue bond program by reason of the qualified veteran's exemption for the first-time homebuyer status.
- Subject property located in a Qualified Targeted Census Tract

FICO & CREDIT REQUIREMENTS

- No minimum credit score requirement for the MCC itself
- Must layer with an outside first lien; the TDHCA MCC is processed alongside that loan

INCOME & PURCHASE PRICE LIMITS

Income and purchase price limits apply — see **Income and Purchase Price Limits Table**. Standalone follow the Texas Mortgage Credit Certificate limits.

Household income includes the applicant's gross income and that of anyone else who is expected to live in the residence and become liable on the Deed of Trust or Mortgage (including a non-purchasing spouse).

Income includes but is not limited to:

Annual Wages	Annuities	Commissions	Pensions	Bonuses	Child Support
Self-Employment (+ depreciation)	Alimony	Dividends	Public Assistance	Interest	

PROGRAM SPECIFIC REQUIREMENTS

A TDHCA standalone MCC is processed in conjunction with an outside first-lien mortgage.

- No minimum credit score required for the MCC itself.
- May not be combined with any First Lien from a Bond Issuer.
- Temporary buy-downs are NOT permitted for the First Lien.
- FHA 203K loans are NOT allowed.
- No pre-close check required
- See Rate Notice for current MCC Credit Rate, there is no TDHCA interest rate associated with the standalone MCC

ELIGIBLE PROPERTIES

- New or Existing Single-Family Homes · Condominiums · Planned Unit Developments (PUD)
- Manufactured Homes — must be real property by time of loan purchase; single and double wide acceptable
- Duplexes — one unit must be owner-occupied as principal residence; property must have been residential for at least 5 years prior to closing date (5-year requirement waived for duplexes in a Qualified Targeted Census Tract)

HOMEBUYER EDUCATION

- **Borrower(s)** must complete a pre-purchase HUD-Certified homebuyer education course — See Lender Guide Section 1.6 for some online options
- Certificate of completion required for each **borrower**; non-occupying co-signers are NOT required to complete homebuyer education and are not subject to the FTHB requirement

PROGRAM FEES

Fee	Amount	Payable To
Compliance Review Fee	$225	Lender → Hilltop Securities (ACH via HilltopPay)
MCC Issuance Fee (waived when reserving Military Standalone Option)	$1,000	Lender → Hilltop Securities (ACH via HilltopPay)

REQUIRED PROGRAM DOCUMENTS	APPLICABLE PARTY SIGNATURES
Underwriter's Certification Form	
FINAL URLA(s)	
FINAL CD(s)	
Warranty Deed	Seller
Real Estate Purchase Contract	
Notice to Buyers	Borrower, Co-Borrower, NPS
Notice of Potential Recapture	No signature required
Applicant Affidavit – Tax Exempt	Borrower, Co-Borrower, NPS
Affidavit of Co-signer (if applicable)	Co-signer(s)
Tax-Exempt Rider	Borrower, Co-Borrower, NPS
Affidavit of Seller	Seller
Certificate of Lender	Lender
3 years IRS Transcripts or Signed Tax Return Copies for all borrowers including NPS	
Homebuyer Education Certificate for all borrowers	
DD-214 discharge papers (only if veteran and waiving FTHB requirement)	