Teachers Do More Than Shape the Future.

They Can Own a Home.

More Savings. More Opportunities. More Ways to Buy.

Discover home financing solutions for Tennessee teachers, including reduced interest rates and down payment assistance through eligible THDA programs.

Three DPA Options

$6,000 DPA

10-Year Forgivable Second Mortgage

- No monthly payment
- Forgiven after 10 years
- Available with eligible THDA first mortgage programs

$10,000 DPA

NEW | 10-Year Forgivable Second Mortgage

- No monthly payment
- Forgiven after 10 years
- Higher interest rate on the first mortgage
- Not available with HFA Advantage

5% DPA

30-Year Second Mortgage

- Up to $15,000 available*
- Monthly payment required
- Available with eligible THDA first mortgage programs

*Maximum assistance capped at $15,000.

Programs Designed for Tennessee Teachers

Great Choice

FHA | USDA | VA

- First-time homebuyer program
- Competitive fixed interest rates
- Flexible credit guidelines
- Down payment assistance eligible
- Mortgage Insurance for Life available

Homeownership for Heroes

Teachers Now Qualify
Eligible Occupations

- Teachers (K-12)
- Military
- Firefighters
- Police Officers
- EMTs & Paramedics

Program Benefits

- Reduced first mortgage interest rate
- Same guidelines as Great Choice

HFA Advantage

Great for Buyers Looking for More Flexibility

- Repeat homebuyers may qualify
- Higher income limits
- Potential for lower monthly mortgage insurance
- Mortgage insurance can be removed once eligible
- Works with select THDA down payment assistance options

First Name
Title, Licensing Number
Phone Number
Email Address
Website
Additional Info or leave blank