

HOME SWEET TEXAS HOME & HOME TEXAS HEROES

Texas State Affordable Housing Corporation (TSAHC)

For more information: [Lenders TSAHC](#), [LoanDock TSAHC](#), [TSAHC Guidelines](#),
[TSAHC Government Program](#), [TSAHC HFA Conventional Program](#)



Homes for Texas Heroes Home Loan Program: For teachers, fire fighters, and EMS personnel, police and correctional officers, and veterans.



Home Sweet Texas Home Loan Program: For Texas home buyers with low and moderate incomes.

- Purchase Transactions only
- Property Types Allowed: SFR, 2-4 unit (with one unit O/O), condos, manufactured homes
- Loan Programs Allowed: HFA Conventional, FHA, VA and USDA
- Minimum FICO requirements:
 - 620 – standard FHA, VA and USDA
 - 640 – HFA Conventional and any manual underwrite for FHA, VA or USDA
- DTI Max: AUS specific or 43% for all Manual Underwrites
- First Time Home Buyer: see guidelines (not always required)
- Income Limits and Targeted areas found on TSAHC website
- Household Income Calculation to be determined by UW; 3 years returns required, form signed by borrower
- Mortgage Credit Certificates (MCC) allowed dollar for dollar federal income tax credit
- Loan Originators must complete Module 1 Training – see TSAHC website
- Max Comp paid to originator - 1.0% BPC (+for FICO scores 620-639, originator can charge .25 and collect from borrower)
- To register in BlueSage: Concurrent 2nd lien amount entered on short app/GPS then searched for MANUALLY

SPECIFIC FEES

- \$200 Compliance fee
- \$400 Issuance fee for MCC – waived for TX heroes
- \$250 Funding Fee
- \$1085 Admin Fee
- \$85 Tax Service Fee



Loan approval and terms are dependent upon borrower's credit, documented ability to repay, acceptability of collateral property, and underwriting criteria. For licensing information, go to: www.nmlsconsumeraccess.org.