



WHOLESALE ANNOUNCEMENT 2021-22

September 1, 2021

THDA DPA Program Changes

first community mortgage

Effective Date:

Loans locked on or after September 13, 2021

****All loans currently locked, must close with existing rate lock confirmation terms. New DPA programs below are eligible for origination and disclosure immediately; however, may not be locked with THDA until on or after Monday, September 13, 2021.***

Summary

THDA Lender Notice: **2021-15**

Effective on new locks on or after Monday, September 13, 2021, THDA will implement two new DPA options for Great Choice Plus and GC97 Plus. Both second mortgage loan options will be available across the state of TN, regardless of the sales price, so long as it meets **THDA's acquisition cost limits.**

- **Great Choice Plus-Deferred / GC97 Plus-Deferred (no payment)**
 - Loan Amount is equal to \$6,000
 - 0% interest rate
 - 30-year term, due on sale or refinance
 - Deferred payments- no payment for qualifying purposes
 - Second mortgage loan will be locked simultaneously with the first mortgage, key words in program description for a successful lock "No Payment".

- **Great Choice Plus-Payment / GC97 Plus-Payment**
 - Loan Amount is 6% of the sales price
 - 15-year amortizing
 - Interest rate is the same as the first mortgage
 - Monthly payment must be considered in the debt ratio
 - Second mortgage loan will be locked simultaneously with the first mortgage, key word in program description for a successful lock "Payment".

As of September 10, 2021, current DPA options of \$6,000 and \$7,500 will be suspended and the new options will be available when locking. **Loans utilizing the current DPA options must be locked with THDA on or before Friday, September 10th or the loan will need to be updated and disclosed to meet the new DPA options.**

For DPA program terms and more detailed information, please review

THDA Lender Notice 2021-15

**Should you have any questions, please reach out to your
Account Executive or Client Coordinator.**