



# WHOLESALE ANNOUNCEMENT 2022-23

June 1, 2022

THDA Great Choice MRB Income Limits/AMI



## Effective Date

Loan applications received on or after Wednesday, June 1, 2022

## Summary

**Affected Programs:** Great Choice MRB

- New Household Income Limits in 95 counties in Tennessee
- 2022 AMI Limit for Freddie Mac’s HFA Advantage Program

### LOAN PRODUCT ADVISORY DETERMINATION OF AMI ELIGIBILITY

IF the mortgage I submitted as a HFA Advantage mortgage on and after June 5,2022	THEN the following income limits are applied...
For the following resubmissions: <ul style="list-style-type: none"> <li>• The last submission before the effective date was also a HFA Advantage mortgage, and</li> <li>• The income limits were met</li> </ul>	The better of the following income limits; <ul style="list-style-type: none"> <li>• 2021 AMI limits at 80% of the AMI</li> </ul> OR <ul style="list-style-type: none"> <li>• 2022 AMI limits at 80% of the AMI</li> </ul>
For the following submissions: <ul style="list-style-type: none"> <li>• The mortgage is submitted for the first time</li> <li>• The Key Number cannot be identified, or</li> <li>• The last submission before the effective date was not submitted as HFA Advantage and/or did not meet the income eligibility limits</li> </ul>	<ul style="list-style-type: none"> <li>• 2022 AMI limits at 80% of the AMI</li> </ul>

For full change details, please click the below to read the entire Lender Notice:

[THDA Lender Notice 2022-22](#)

[THDA Lender Notice 2022-24](#)

Should you have any questions, please reach out to your Account Executive or Client Manager

