



WHOLESALE ANNOUNCEMENT 2023-76

December 15, 2023

THDA Updates



Effective Date

Effective January 2, 2024

Summary:

Credit Scores and Debt Ratios

- Eligible applicants must meet credit underwriting standards of THDA and the relevant Agency
- THDA is adopting FHA's debt ratio maximum for no credit score borrowers, maximum debt ratio is 41%

Principal Reduction

- THDA will require a payment history for the loan reflecting the Principal Reduction. If the Principal Reduction is due to too much DPA funds received from THDA, apply Principal Reduction to second Mortgage or reduce the loan amount for the second mortgage

**THD Product Announcement has been posted on FCM's
[Wholesale Knowledge Center](#)**

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