WHOLESALE ANNOUNCEMENT 2026-74

August 26, 2026

TSAHC Update

<u>Effective Date</u>

Effective for files registered on or after August 28, 2026

<u>Update:</u>

TSAHC Home Buyer Education Affidavit & Educational Videos update

- TSAHC will update the Pre-Closing Checklist to require the **<u>Home Buyer Education Affidavit</u>** in place of the actual Home Buyer Education (HBE) certificate of completion. The affidavit will be available in LoanDock once the loan is locked.
- Lenders will no longer need to submit the borrower's HBE certificate with the pre-closing documentation. Instead, the completed and signed Home Buyer Education Affidavit should be submitted as part of the pre-closing package. The HBE certificate will now be submitted only in the post-closing package.

New Required Educational Videos for TSAHC Products

- TSAHC developed two new short educational videos to help borrowers better understand the TSAHC products they may be using. These videos will be required for anyone using the following products and will be included in the Home Buyer Education affidavit. As before, ***at least one borrower*** needs to complete the education requirements:
  - **<u>3-Year Deferred Forgivable Second Lien Video</u>** – Explains how the 3-year deferred forgivable second lien works, including important borrower responsibilities and what happens at the end of the three-year period.
  - **<u>Mortgage Credit Certificate (MCC) Video</u>** – Provides an overview of the MCC and how it can help eligible homeowners reduce their federal income tax liability.
- These videos are designed to provide borrowers with clear, easy-to-understand information about these products and help ensure they understand the benefits and responsibilities associated with them.

Please refer to the updated TSAHC guidelines for complete program details.

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