WHOLESALE ANNOUNCEMENT 2026-75

August 27, 2026

THDA DPA Update

a Mortgage Boutique is a division of first community mortgage

Effective Date

Effectively with new rate locks on September 14, 2026

Update:

THDA New Construction Down Payment Assistance Enhancements

- Beginning with new rate locks on September 14, 2026, THDA will enhance its Down Payment Assistance (DPA) Plus–Payment offerings, specifically for Proposed/New Construction. Under this new offering, the second mortgage DPA loan will be amortized, the repayment period will be for 15 years, and have a 0% interest rate.
- THDA follows HUD's definition of new construction, completed less than one year from the date of Certificate of Occupancy. The property must have never been occupied.
- The PlusPymt $25K DPA will include Great Choice and Homeownership for Heroes program offerings.
- These programs will reflect different pricing on THDA's Daily Rate Sheet in comparison to the standard payment offering.
- THDA will continue to offer the 5%/$15,000 max, amortizing DPA which has an interest rate the same as the first mortgage and a 30-year term.
- All amortizing second mortgage DPAs must adhere to TRID guidelines and be documented in that manner for submission to THDA.
- This New Construction DPA product is not available under the Freddie Mac HFA Advantage product offering.

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

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