WHOLESALE ANNOUNCEMENT 2026-76

September 2, 2026

TSAHC DPA 2nd Lien Bond Update

a MORTGAGE Boutique
a division of First Community Mortgage
a Mortgage Boutique is a division of first community mortgage

Effective Date

Effectively immediately

Update:

TSAHC DPA 2nd Lien Bond Program

We are pleased to announce the addition of the TSAHC 2nd Lien DPA Bond to our TSAHC Texas Housing product offering

30-year Deferred Repayable 2nd Lien DPA (Bond)

- 0% interest with no monthly payments required
- Down payment assistance at 4% (when available) or 5% DPA of the total loan amount
- Borrower must be a first-time home buyer that is at or below 80% of the Area Median Family Income (AMFI)
- Minimum 620 FICO score required
- Available with government loan programs only (FHA, VA, and USDA)
- 30-year term
- Repayable in full during 30-year term upon sale, transfer, payoff, refinance of the senior lien, or failure to occupy property as principal residence
- Assistance is not forgivable
- Interest rates will follow current market pricing
- A second file in Blue Sage is not required

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