

## THDA LENDER NOTICE: #2024-5

January 31, 2024

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**SUBJECT: Standard Subordinate Lien Documents Update**

As originally announced in Lender Notice 2021-15, THDA is participating in the Standardized Subordinate Lien Document Project lead by Fannie Mae and Freddie Mac. Effective with loan submissions as of September 2021, THDA adopted these standardized Fannie Mae and Freddie Mac approved forms.

As Fannie Mae and Freddie Mac continue their work in developing standard subordinate lien documents for additional states throughout 2023, changes were identified that added additional consistency and clarity.

Effective with loan closings starting March 1, 2024 the revised forms with a revision date of 10/23 must be used. Early implementation is allowable and encouraged.

**Regardless of the DPA, Utilized For All Programs**

**Form 3800.43 (MERS) Rev. 10/23**

Tennessee-Single Family- Freddie Mac/Fannie Mae Standardized Subordinate Security Instrument

**Utilized Only For Amortizing Plus-Payment Options (Up To 5%, Max of \$15,000)**

**Form 3295 Rev 10/23**

Multistate Subordinate Amortizing Note -Single Family-Freddie Mac/Fannie Mae Standard Instrument

**Utilized Only For Plus-No Payment Deferred Option (Up To \$6,000)**

**Form 3297 Rev 10/23**

Multistate Subordinate Standardized Deferred Payment Note -Single Family-Freddie Mac/Fannie Mae Standardized Instrument

Additional information regarding DPA can be found [here](#).