

Ralph M. Perrey, Executive Director



**MEMORANDUM**

DATE: September 21, 2018  
TO: All Originating Agents  
FROM: Rhonda Ronnow, Director of Loan Operations  
SUBJECT: Homebuyer Education Requirement Change

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For many years, THDA has been an advocate for pre-purchase Homebuyer Education (HBE). Currently, THDA requires HBE for all loans that receive down payment assistance and for our Homeownership for the Brave Program. HBE is the first line of defense in the foreclosure prevention arena. Informed and educated consumers are better equipped to sustain successful and healthy homeownership.

To continue our mission, “Leading Tennessee home by creating safe, sound, affordable housing opportunities”, **effective October 1, 2018**, THDA will require pre-purchase HBE on all of our mortgage programs. This includes our standalone first mortgage Great Choice. All loan applications for this program must include pre-purchase certificate when submitted to THDA starting October 1, 2018. It is important to note that in addition to pre-purchase HBE, the HHF-DPA loan also requires post-purchase education.

Please remember Homebuyer Education can be provided by any approved agency that is in THDA’s network or any HUD approved agency. Provider agencies may be found on the website in a [search by county format](#), however it is recommended that the [HBE Class Calendar](#) be checked for upcoming classes with firm dates and times.

Thank you for your continued participation in the THDA mortgage loan programs. If you have any questions, please call 615-815-2100 or send an e-mail to [SFask@thda.org](mailto:SFask@thda.org)



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