

THDA LENDER NOTICE: #2022-06

February 28, 2022

SUBJECT: Program Changes-Rate Lock Period and Down Payment Assistance Term

Rate Lock Period Change

Effective with rate locks starting on Thursday, April 28, 2022, the rate lock period for the mortgage revenue bond (MRB) program will change. Existing construction will have a 60 day lock period and new construction will have a 120 day lock period. Loans must be delivered to THDA in purchasable condition prior to the rate lock expiration date.

THDA only allows one-30 day extension, extensions can be completed in THDA's Electronic Loan Management Application (THELMA). If an extension is requested, loans must be delivered to THDA in purchasable condition prior to the rate lock extension expiration date. At this time an extension fee under the MRB program does not have a fee, however this is subject to change.

Down Payment Assistance Change-Great Choice Plus Payment and GC97 Plus-Payment

Effective with rate locks starting on Thursday, April 28, 2022, the Down Payment Assistance Term for the Great Choice Plus Payment and GC97 Plus-Payment will change to a 30 year amortizing terms. As a reminder, the Great Choice-Payment and GC97 Plus-Payments are a second mortgage loan in the amount of 6% of the sales price (or appraised value, the lessor of the two), interest rate is the same as the first mortgage.

THDA continues to offer the Down Payment Assistance option of \$6,000 ("Plus-No Payment"), with no monthly payment, for a term of 30 years with repayment due at sale or refinance.

Thank you for your continued support and participation in THDA mortgage loan programs.