

## THDA LENDER NOTICE: #2022-04

February 17, 2022

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### **SUBJECT: Interest Rate Increase-Mortgage Revenue Bond (MRB) Programs**

Effective Friday, February 18, 2022, the interest rate on the Great Choice Mortgage Loan Program will increase to 3.50%. Based on this rate, the Homeownership for the Brave Mortgage Loan Program will increase to 3.00%.

All interest rate locks **received by THDA on or after Friday, February 18, 2022**, will be locked at the higher rate.

All interest rate locks received by THDA **on or prior to February 17, 2022**, and outstanding commitments at the lower rates of 3.25% for Great Choice and 2.75% for the Homeownership for the Brave will close at those respective rates.

THDA only allows one-30 day extension, extensions can be completed in THDA's Electronic Loan Management Application (THELMA). MRB loans must close by the rate lock expiration date.

All steps, including acknowledgment of terms must be completed. Rate lock confirmations are emailed immediately to the lender. For more information on THDA's rate lock, please refer to the Rates and Rate Lock section in THDA's Originating Agent's Guide (page 25) or <https://thda.org/homeownership-partners/lenders/training-for-lenders>.

THDA will continue to monitor the current market conditions and will continue to provide notice of any additional rate changes that may be needed for the Great Choice Mortgage Loan Program. Access THDA's rates any time at <https://thda.org/homeownership-partners/lenders>.

To alleviate any delays with the review of the loan application submission, as well as the receipt of timely commitments from THDA, please verify all submission documentation reflects the correct interest rate as indicated on the lock confirmation. Incorrect interest rates will delay the review of the mortgage loan file.

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