

THDA LENDER NOTICE: #2024-26

August 19, 2024

SUBJECT: National Association of Realtors® (NAR) Settlement

At this time, THDA will ***not*** allow any Down Payment Assistance (DPA) funds provided by THDA to be utilized towards the payment of commissions.

As a reminder, allowable fees include reasonable and customary fees and costs normally charged in the marketplace. However, section A, page 2 of the Loan Estimate/Closing Disclosure cannot exceed \$1,400 for Lender Administrative-type charges, i.e. underwriting, processing, application, administrative, etc. The \$75 tax service fee is excluded from the \$1,400. Maximum origination fee can be 1% of the loan amount. The origination fee is not included in the above mentioned \$1,400 allowable fees. If a rate lock extension has been requested, 25 bps of the loan amount can be charged to the borrower.

For additional information regarding the NAR Settlement, please visit the National Association of Realtors® website: <https://www.nar.realtor/the-facts/nar-settlement-faqs>

Access THDA's rates any time at <https://thda.org/homeownership-partners/lenders>.

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