

THDA LENDER NOTICE: #2024-38

December 4, 2024

SUBJECT: THDA Rider and Online Homebuyer Education

THDA Rider

Effective immediately, THDA has updated the THDA Rider to include the following language:

Department of Veterans Affairs (VA) Borrowers Restrictions. Loan funds were provided by a State housing program, therefore, the basic rights as outlined in VA form 26-8978 Assumable Loan do not apply.

As a reminder, THDA Great Choice loans require the THDA Rider. The Rider is generated at the time the loan commitment is issued on a file.

Online Homebuyer Education

THDA is updating the [Originating Agents Guide](#) to include online customer timelines and guidelines/processes for online customer transfers if it becomes necessary.

Update to Online Homebuyer Education Certificates

Effective January 1, 2025, THDA's Homebuyer Education Providers will be issuing the certificate of completion through the eHome America system for all online customers. All certificates issued prior to January 1, 2025, are acceptable on the old form. The process will remain the same:

- Borrower registers and completes the course early in the homebuying process.
- HBE Provider receives email from eHome America to contact the borrower for the follow up session. Contact is made for scheduling within 2 days
- One-hour follow up session completed within 7 days of the course completion
- Certificate issued to the borrower through the eHome America system.

Below is an example of the new certificate:



Facilitator-led education classes are still available and do not require a counseling session. The [upcoming class schedule](#) can be found on our website. The THDA approved certificates will be issued following the completion of the 6+ hour course and are good for 12 months.

For more information about the Homebuyer Education Process, please refer to the [FAQ](#) or contact the [Housing Education & Resource Team](#).

Questions may be directed to sfask@thda.org or 615-815-2100.