

THDA LENDER NOTICE: #2025-11

April 28, 2025

SUBJECT: Update Implementation of Encompass

THDA would like to provide an update for the upcoming launch of Encompass TPO Connect. Our pilot will begin on Monday, May 5, 2025, with previously identified lenders. We are still on target for an early summer roll out with all lenders. Mandatory training for the new system will begin in June. More information will be provided in the next few weeks.

As a reminder, all loans that are locked in the current THELMA system, will remain in that system through loan completion.

As we continue preparing for the launch of TPO Connect, we want to ensure our lending partners are also preparing for this change. Below are a few highlights:

Pilot Lenders

Please continue utilizing THELMA for HFA Advantage for the initial launch. Communication will be provided when HFA Advantage is available in Encompass.

Lender Level Administration Rights

THDA will create the initial point of contact for the lender. The lender administrator will then be responsible for setting up and maintaining the users for their company. THDA will be auditing users quarterly.

THDA Documents

The following THDA Documents will have barcodes added for easy system identification. These barcodes are specific to THDA.

- Application Declaration (Veteran Exemption Application Declaration)
- Seller Declaration
- Recapture Notice
- Conventional Condo Project Approval Form
- THDA Rider
- Enforceable Obligation Letter

ICE PPE (formerly known as EPPS)

All loan products will be available in ICE's Product and Pricing Engine. Access to PPE will be available through TPO Connect when lenders are locking interest rates. If you would like to subscribe to THDA's Daily Rates, please contact ICE Technology to add THDA's daily pricing. For assistance with rate locks, please continue utilizing lockdesk@thda.org. *THDA's pricing is also available in Optimal Blue.

Document Uploads

Uploading submission packages will be easier with a simple drag and drop feature. Stacking order will not be required in the new system. ICE's Data & Document Automation will automatically place documents in the appropriate container without the need to follow a stacking order. As we encourage complete file delivery to assist in expediting your approval, a "conditions" container will also be available.

Lender Compensation

All lender compensation, including Service Release Premiums (SRP), will be based upon the loan amount. SRP will be paid at the time of loan purchase; late delivery timelines will forfeit SRP.

First Loan Payment

Due to system limitations, the first loan payment process will not change. THDA will continue to purchase loans at the note amount, with any prepayments by the borrower forwarded to our servicing department.