

THDA LENDER NOTICE: #2025-12

May 13, 2025

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

Effective immediately, the interest rate on the Great Choice Mortgage Loan Program will increase to 6.75%. Based on this rate, the Homeownership for Heroes Mortgage Loan Program will increase to 6.25%.

Rate locks for existing properties are for 60 days, new construction are 120 days. Closed Loans must be delivered to THDA in purchasable condition by rate lock expiration date. THDA only allows one 30-day extension, extensions can be completed in THDA's Electronic Loan Management Application (THELMA). Rates locked prior to this notice must close at the rate identified in the rate lock confirmation.

All steps, including acknowledgment of terms must be completed at the time of rate lock. Rate lock confirmations are emailed immediately to the lender, if the confirmation is not received timely, please email SFAsk@thda.org.

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 29) or visit the [Lender Training](#) page on our website.

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 on documentation will delay the review of the mortgage loan file.

Access THDA's rates any time [here](#).

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