

THDA LENDER NOTICE: #2025-21

July 25, 2025

SUBJECT: OA Compensation Change Update and Heroes Change

Compensation Structure and Fees

THDA is announcing a delay to previously communicated changes regarding the Originating Agent (OA) compensation structure for all loan programs. These changes will now go into effect for rate locks on or after September 1, 2025.

Effective September 1, 2025:

- **FHA, USDA, Conventional Loans:**
 - OAs may charge up to 2% origination.
 - Compensation will no longer include 100 basis points (bps) at purchase.
 - THDA will provide 75 bps in Service Release Premium (SRP).
- **VA Loans:**
 - No change to current structure.
 - OAs may continue to charge 1% origination.

Allowable Program Fees: THDA will continue to permit up to \$1,400 in customary and allowable fees, including but not limited to:

- Underwriting
- Processing
- Application Fee
- Other Eligible Program-Related Costs (As Outlined in Section A, Page 2 of the Loan Estimate/Closing Disclosure)

Homeownership For Heroes Pricing

Effective September 1, 2025, THDA will implement changes to the pricing structure for the Homeownership for Heroes program. While this program will continue to offer a reduced rate compared to the Great Choice Program, the daily pricing difference may no longer reflect a consistent 50 basis points (bps). To ensure borrower communications reflect the most current pricing information, OAs should review THDA's [Daily Rate Sheet](#) prior to disclosing rates with borrowers.

Notification for Rate Changes

Please refer to [Lender Notice #2025-20](#) as THDA will no longer send Lender Notices related to rate increases or decreases. Access THDA's rates any time [here](#). THDA's rates are also available in Optimal Blue and ICE PPE.

If you have any general questions, please email SFAsk@thda.org, for rate lock questions, please email lockdesk@thda.org.