

THDA LENDER NOTICE: #2021-04

March 10, 2021

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

Effective Friday, March 12, 2021, the interest rate on the Great Choice Mortgage Loan Program will increase to 3.00%. Based on this rate, the Homeownership for the Brave Mortgage Loan Program will increase to 2.50%. All interest rate lock reservations **received by THDA on and after Friday, March 12, 2021**, will be locked at the higher rate. All rate locks received by THDA **prior to March 12, 2021**, and outstanding commitments at the lower rates of 2.75% for Great Choice and 2.25% for the Homeownership for the Brave will close at those respective rates.

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 will delay the review of the mortgage loan file.

THDA no longer requires a complete package to lock a rate. Rate locks for existing construction are for 90 days and new/proposed construction are for 180 days. The THDA commitment will expire on the same date the interest rate expires. Property and/or borrower cannot change from loan lock to loan submission. For the MRB programs, loans must close by the rate lock expiration date.

Questions may be directed to sfask@thda.org or 615-815-2100. Thank you for your continued support and participation in the THDA mortgage loan programs.