

THDA LENDER NOTICE: #2021-03

February 16, 2021

SUBJECT: Lower rate for GC97 Freddie Mac HFA Advantage Mortgage

Effective Monday March 1, 2021, the stand alone first mortgage loan, GC97, will have reduced pricing compared to the GC97 Plus Mortgage loan program. This pricing will be reflected daily on the THDA rate sheet, which can be located here <https://thda.org/pdf/Daily-Rate-Sheet.pdf>. There is also a change in the Loan Types listed on the rate sheet. GC97 is for the stand alone first mortgage only and GC97 Plus includes the second mortgage, which is automatically locked when the first mortgage is locked. **Please review your rate lock carefully**, if the incorrect program has been selected, please email SFAsk@thda.org for a correction.

As a reminder, some of the highlights for the GC 97 HFA product include the following:

- Lower private mortgage insurance coverage, which starts at 18% coverage.
- Flexibility for loan qualification for borrowers with student loan debt in comparison to FHA.
- Qualifying income of the borrower(s) on the loan is used instead of household income limits.
- Streamline documentation as required by Freddie Mac.
- No additional Loan Level Price Adjustments

If you are not currently offering the GC97 program and would like to know more information on the program, please contact your local customer account manager or email SFask@thda.org.

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