

Ralph M. Perrey, Executive Director



**ORIGINATING AGENTS GUIDE
REVISION 154**

June 12, 2020

Remove and discard:

Replace with enclosed:

Page 10 (Revised 05/27/19) Page 10 (Revised 07/01/20)

EFFECT OF CHANGE

Effective Wednesday, **July 1, 2020**, the Household Income Limits will decrease for 4 Tennessee counties. The change in income limits will affect the following counties:

- Hamblen
- Humphreys
- Smith
- Weakley

All THDA loan applications received on and after July 1, 2020 will be considered in accordance with these new Household Income Limits.

All THDA loan applications received prior to this date must be committed by THDA prior to July 1, 2020 to utilize the old (higher) Household Income Limits.

D. Current Acquisition Cost and Income Limits County

Counties		Acquisition Cost Limits	Household Income Limits		Counties	Acquisition Cost Limits	Household Income Limits		
			1-2 Persons	3+ Persons			1-2 Persons	3+ Persons	
Anderson		\$250,000	\$69,900	\$80,385	Lewis		\$250,000	\$64,500	\$74,175
Bedford		\$250,000	\$64,500	\$74,620	Lincoln	T	\$300,000	\$77,400	\$90,300
Benton		\$250,000	\$64,500	\$74,175	Loudon		\$300,000	\$69,900	\$80,385
Bledsoe		\$300,000	\$64,500	\$74,175	Macon	T	\$375,000	\$77,400	\$90,300
Blount		\$250,000	\$69,900	\$80,385	Madison	*	\$300,000	\$66,840	\$77,980
Bradley	*	\$250,000	\$68,224	\$78,458	Marion		\$300,000	\$67,800	\$77,970
Campbell	T	\$300,000	\$77,400	\$90,300	Marshall		\$250,000	\$68,040	\$78,688
Cannon	T	\$375,000	\$96,000	\$112,000	Mauzy		\$375,000	\$77,640	\$90,580
Carroll	T	\$300,000	\$77,400	\$90,300	McMinn		\$250,000	\$64,500	\$74,175
Carter		\$250,000	\$64,680	\$75,460	McNairy		\$300,000	\$64,500	\$74,175
Cheatham		\$375,000	\$96,000	\$112,000	Meigs	T	\$300,000	\$77,400	\$90,300
Chester		\$300,000	\$66,840	\$77,980	Monroe	T	\$300,000	\$77,400	\$90,300
Claiborne	T	\$300,000	\$77,400	\$90,300	Montgomery	*	\$250,000	\$67,584	\$77,722
Clay		\$300,000	\$64,500	\$74,175	Moore		\$250,000	\$67,404	\$77,515
Cocke	T	\$300,000	\$77,400	\$90,300	Morgan	T	\$300,000	\$77,400	\$90,300
Coffee	*	\$250,000	\$68,224	\$78,458	Obion		\$300,000	\$64,500	\$74,175
Crockett	T	\$300,000	\$77,400	\$90,300	Overton	T	\$300,000	\$77,400	\$90,300
Cumberland		\$250,000	\$64,500	\$74,175	Perry		\$250,000	\$64,500	\$74,175
Davidson	*	\$375,000	\$96,000	\$112,000	Pickett	T	\$300,000	\$77,400	\$90,300
Decatur		\$250,000	\$64,500	\$74,175	Polk	T	\$300,000	\$77,400	\$90,300
DeKalb	T	\$300,000	\$77,400	\$90,300	Putnam		\$250,000	\$66,120	\$77,140
Dickson		\$375,000	\$96,000	\$112,000	Rhea	T	\$300,000	\$77,400	\$90,300
Dyer	T	\$300,000	\$77,400	\$90,300	Roane		\$250,000	\$67,764	\$77,929
Fayette	T	\$300,000	\$79,080	\$92,260	Robertson	*	\$375,000	\$96,000	\$112,000
Fentress	T	\$300,000	\$77,400	\$90,300	Rutherford	*	\$375,000	\$96,000	\$112,000
Franklin	T	\$300,000	\$77,400	\$90,300	Scott	T	\$300,000	\$77,400	\$90,300
Gibson	T	\$300,000	\$77,400	\$90,300	Sequatchie		\$300,000	\$67,800	\$77,970
Giles		\$300,000	\$64,680	\$75,460	Sevier		\$250,000	\$66,720	\$77,840
Grainger	T	\$300,000	\$77,400	\$90,300	Shelby	*	\$250,000	\$66,584	\$76,572
Greene	T	\$300,000	\$77,400	\$90,300	Smith		\$375,000	\$67,440	\$78,680
Grundy	T	\$300,000	\$77,400	\$90,300	Stewart	T	\$300,000	\$77,400	\$90,300
Hamblen	*	\$250,000	\$66,800	\$77,560	Sullivan	*	\$250,000	\$66,120	\$77,140
Hamilton	*	\$250,000	\$67,800	\$77,970	Sumner		\$375,000	\$96,000	\$112,000
Hancock	T	\$300,000	\$77,400	\$90,300	Tipton	T	\$300,000	\$79,080	\$92,260
Hardeman	T	\$300,000	\$77,400	\$90,300	Trousdale	T	\$375,000	\$96,000	\$112,000
Hardin		\$300,000	\$64,500	\$74,175	Unicoi		\$300,000	\$64,680	\$75,460
Hawkins	T	\$300,000	\$77,400	\$90,300	Union	T	\$300,000	\$83,880	\$97,860
Haywood	T	\$300,000	\$77,400	\$90,300	Van Buren	T	\$300,000	\$77,400	\$90,300
Henderson	T	\$300,000	\$77,400	\$90,300	Warren		\$250,000	\$64,500	\$74,175
Henry	*	\$250,000	\$64,500	\$74,175	Washington	*	\$250,000	\$64,680	\$75,460
Hickman		\$375,000	\$64,500	\$74,175	Wayne		\$300,000	\$64,500	\$74,175
Houston	T	\$300,000	\$77,400	\$90,300	Weakley	*	\$250,000	\$66,800	\$76,820
Humphreys		\$250,000	\$66,800	\$76,820	White	T	\$300,000	\$77,400	\$90,300
Jackson	T	\$300,000	\$77,400	\$90,300	Williamson		\$375,000	\$96,000	\$112,000
Jefferson	T	\$300,000	\$77,400	\$90,300	Wilson		\$375,000	\$96,000	\$112,000
Johnson	T	\$300,000	\$77,400	\$90,300					
Knox	*	\$250,000	\$69,900	\$80,385					
Lake	T	\$300,000	\$77,400	\$90,300					
Lauderdale	T	\$250,000	\$77,400	\$90,300					
Lawrence	T	\$250,000	\$77,400	\$90,300					

T Denotes a targeted county. The first-time homebuyer requirement is waived.

* Denotes that some census tracts in the county are targeted, and in these census tracts, the first-time homebuyer requirement is waived.