

Ralph M. Perrey, Executive Director



**ORIGINATING AGENTS GUIDE  
REVISION 159**

July 29, 2020

**Remove and discard:**

Page 10 (Revised 07/01/20) .....

**Replace with enclosed:**

Page 10 (Revised 08/03/20)

**EFFECT OF CHANGE**

**Effective August 3, 2020**, there will be an increase in income limits for 91 counties for the Great Choice Mortgage loan program. This includes all counties except Hamblen, Humphreys, Smith and Weakley.

All THDA Great Choice mortgage loan applications received on or after August 3, 2020 will be considered in accordance with these new Household Income Limits. All THDA Great Choice mortgage loan applications received prior to this date will utilize the old 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	\$73,900	\$76,820	Lewis		\$250,000	\$66,800	\$76,820
Bedford		\$250,000	\$66,800	\$77,280	Lincoln	T	\$300,000	\$80,160	\$93,520
Benton		\$250,000	\$66,800	\$76,820	Loudon		\$300,000	\$73,900	\$84,985
Bledsoe		\$300,000	\$66,800	\$76,820	Macon	T	\$375,000	\$80,160	\$93,520
Blount		\$250,000	\$73,900	\$84,985	Madison	*	\$300,000	\$71,399	\$82,109
Bradley	*	\$250,000	\$71,039	\$81,695	Marion		\$300,000	\$72,600	\$83,490
Campbell	T	\$300,000	\$80,160	\$93,520	Marshall		\$250,000	\$70,320	\$82,040
Cannon	T	\$375,000	\$98,760	\$115,220	Mauzy		\$375,000	\$83,760	\$97,720
Carroll	T	\$300,000	\$80,160	\$93,520	McMinn		\$250,000	\$66,800	\$76,820
Carter		\$250,000	\$69,000	\$80,500	McNairy		\$300,000	\$66,800	\$76,820
Cheatham		\$375,000	\$98,760	\$115,220	Meigs	T	\$300,000	\$80,160	\$93,520
Chester		\$300,000	\$71,399	\$82,109	Monroe	T	\$300,000	\$80,160	\$93,520
Claiborne	T	\$300,000	\$80,160	\$93,520	Montgomery	*	\$250,000	\$70,179	\$80,706
Clay		\$300,000	\$66,800	\$76,820	Moore		\$250,000	\$70,179	\$80,706
Cocke	T	\$300,000	\$80,160	\$93,520	Morgan	T	\$300,000	\$80,160	\$93,520
Coffee	*	\$250,000	\$71,159	\$81,833	Obion		\$300,000	\$66,800	\$76,820
Crockett	T	\$300,000	\$80,160	\$93,520	Overton	T	\$300,000	\$80,160	\$93,520
Cumberland		\$250,000	\$66,800	\$76,820	Perry		\$250,000	\$66,800	\$76,820
Davidson	*	\$375,000	\$98,760	\$115,220	Pickett	T	\$300,000	\$80,160	\$93,520
Decatur		\$250,000	\$66,800	\$76,820	Polk	T	\$300,000	\$80,160	\$93,520
DeKalb	T	\$300,000	\$80,160	\$93,520	Putnam		\$250,000	\$67,800	\$79,100
Dickson		\$375,000	\$98,760	\$115,220	Rhea	T	\$300,000	\$80,160	\$93,520
Dyer	T	\$300,000	\$80,160	\$93,520	Roane		\$250,000	\$70,659	\$81,258
Fayette	T	\$300,000	\$81,480	\$95,060	Robertson	*	\$375,000	\$98,760	\$115,220
Fentress	T	\$300,000	\$80,160	\$93,520	Rutherford	*	\$375,000	\$98,760	\$115,220
Franklin	T	\$300,000	\$80,160	\$93,520	Scott	T	\$300,000	\$80,160	\$93,520
Gibson	T	\$300,000	\$80,160	\$93,520	Sequatchie		\$300,000	\$72,600	\$83,490
Giles		\$300,000	\$68,760	\$80,220	Sevier		\$250,000	\$69,840	\$81,480
Grainger	T	\$300,000	\$80,160	\$93,520	Shelby	*	\$250,000	\$69,739	\$80,200
Greene	T	\$300,000	\$80,160	\$93,520	Smith		\$375,000	\$67,440	\$78,680
Grundy	T	\$300,000	\$80,160	\$93,520	Stewart	T	\$300,000	\$80,160	\$93,520
Hamblen	*	\$250,000	\$66,800	\$77,560	Sullivan	*	\$250,000	\$70,920	\$82,224
Hamilton	*	\$250,000	\$72,600	\$83,490	Sumner		\$375,000	\$98,760	\$115,220
Hancock	T	\$300,000	\$80,160	\$93,520	Tipton	T	\$300,000	\$81,480	\$95,060
Hardeman	T	\$300,000	\$80,160	\$93,520	Trousdale	T	\$375,000	\$98,760	\$115,220
Hardin		\$300,000	\$66,800	\$76,820	Unicoi		\$300,000	\$69,000	\$80,500
Hawkins	T	\$300,000	\$80,160	\$93,520	Union	T	\$300,000	\$88,680	\$103,460
Haywood	T	\$300,000	\$80,160	\$93,520	Van Buren	T	\$300,000	\$80,160	\$93,520
Henderson	T	\$300,000	\$80,160	\$93,520	Warren		\$250,000	\$66,800	\$76,820
Henry	*	\$250,000	\$66,800	\$76,820	Washington	*	\$250,000	\$69,000	\$80,500
Hickman		\$375,000	\$66,800	\$76,820	Wayne		\$300,000	\$66,800	\$76,820
Houston	T	\$300,000	\$80,160	\$93,520	Weakley	*	\$250,000	\$66,800	\$76,820
Humphreys		\$250,000	\$66,800	\$76,820	White	T	\$300,000	\$80,160	\$93,520
Jackson	T	\$300,000	\$80,160	\$93,520	Williamson		\$375,000	\$98,760	\$115,220
Jefferson	T	\$300,000	\$80,160	\$93,520	Wilson		\$375,000	\$98,760	\$115,220
Johnson	T	\$300,000	\$80,160	\$93,520					
Knox	*	\$250,000	\$73,900	\$84,985					
Lake	T	\$300,000	\$80,160	\$93,520					
Lauderdale	T	\$250,000	\$80,160	\$93,520					
Lawrence	T	\$250,000	\$80,160	\$93,520					

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.