

# down payment assistance

## tdhca

(TEXAS DEPARTMENT OF HOUSING  
& COMMUNITY AFFAIRS)

- Available throughout the state of Texas
- First-time homebuyer
- Income restrictions based on total household income
- Purchase price limits
- Conventional, FHA, USDA and VA program options
- Minimum 620 credit score
- Low interest rate options, subject to change
- Down payment assistance given in the form of an interest free, deferred second lien
- Options for 3%, 4%, and 5% DPA

## tsahc

(TEXAS STATE AFFORDABLE  
HOUSING CORPORATION)

- Credit scores as low as 620
- Simplified income limits
- Options for 3%, 4%, and 5% grant
- Conventional, FHA, USDA and VA program options
- Grant can be used to cover down payment and closing costs
- Down payment assistance given in the form of either a grant (which does not have to be repaid) or an interest-free, deferred second lien.

## seth goldstar

- Up to 7% of the loan amount
- Interest-free, deferred, and forgivable second lien
- Second lien completely forgiven after seven (7) years
- First lien must be a 30-year fixed rate Conventional, FHA, VA or USDA loan
- May provide more underwriting flexibility than other comparable affordable housing programs

## homeready™

- Up to 97% financing
- Income limits may apply
- No minimum borrower contribution
- Credit scores as low as 620
- Non-occupant borrowers allowed
- Rental income from accessory dwelling units may be considered in qualifying the borrower
- Lower than standard mortgage insurance coverage

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