



## TSAHC Homes for Texas Hero Bond Program FAQ

### **Q. Do the home buyer's have to pay back any portion of the Bond DPA provided?**

A. If a home buyer uses TSAHC's Bond DPA program, they may be subject to Recapture Tax if they decide to sell their home within 9 years of purchase. Click [here](#) to learn more about Recapture Tax.

### **Q. Can home buyers use both the Down Payment Assistance Bond and the MCC program together?**

A. The MCC Program cannot be combined with the HFA Preferred Plus or Bond DPA Programs.

### **Q. Is a home buyer required to stay in the home any number of years?**

A. Home buyers who used TSAHC's down payment assistance prior to June 2012, receive a TSAHC MCC or use TSAHC's bond program may be subject to Recapture Tax if they decide to sell their home within 9 years of purchase.

### **Q. Is the Bond program available for Heroes or First Time Home Buyers?**

A. To qualify for the program, the borrower must be a Texas Hero and also a first time home buyer, unless the property being purchased falls within a ["Targeted Area"](#) in which case the first time home buyer requirement is waived.

The definition of a first time home buyer is anyone who hasn't had ownership interest in a **primary** residence in the past 3 years.

### **Q. How can I determine if my Hero gets to use the higher income and purchase price limits?**

A. Use the ["Targeted Areas" document](#) on the TSAHC website to verify if a particular tract code is considered within a Targeted Area. If so, your Hero will be able to take advantage of higher income and purchase price limits.

### **Q. Can I use the Bond program with a conventional loan?**

A. No, at this time the Bond DPA program is only available for use on FHA, VA, and USDA loans.

### **Q. Are there additional fees?**

A. No, there are no additional fees other than what is currently charged for the DPA program.

### **Q. What additional documents are required by the borrower(s) to sign at closing?**

A. The additional documents are available for download on the Lender Online Portal in the pdf docs section once the loan is committed by TSAHC. The post-closing checklist will include these additional documents:

- Tax-Exempt Rider. Must be attached to and recorded with the deed of trust.
- Notice of Potential Recapture Tax. Provide to borrower(s) at loan closing

### **Q. What is the minimum credit score?**

A. The borrower needs to have a minimum credit score of 620.

### **Q. Where can I locate training specific to the Bond DPA program?**

A. Please visit the [Lender Training page](#) to view the 'New Product Offering Training' webinar available 24/7.