

# WANTED

## New Zero Down Loan Option!

The TDHCA Bond 77 program provides competitive interest rates and down payment assistance to low and moderate income borrowers seeking to make their homeownership dreams come true.

*Here are some highlights of this great program!*

### Eligible Loan Types:

- Loan must be 30-Year Fixed Rate
- FHA or VA

### Eligible Buyers:

- Must be first-time home buyers (*exceptions may apply*)\*
- Must meet income and purchase price limits
- Home purchased must be occupied as a primary residence
- Must complete a pre-purchase home buyer education course

### Eligible Homes:

- Single family homes
- Condominiums
- Townhouses
- Planned Unit Developments

*Funds are limited! For more information about the Bond 77 Program, contact your DHI Mortgage Professional today!*

### DHI Mortgage

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Phone: 214-607-4321

### DHI Mortgage

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The TDHCA Bond Program #77 offers first time homebuyers a 30-year 1st lien mortgage which may be combined with a 2nd lien mortgage to be used for down payment assistance and closing costs. \*First time homebuyer requirement does not apply to certain military veterans, "Targeted Areas", and "Contract for Deed Exceptions". Purchase price and income limitations apply and are adjusted by household size. Must be a Texas resident and occupy the home as a primary residence. Mortgage loan must comply with program requirements and buyer may pay up to a \$225 Bond Fee, an Origination Fee of 1% of loan amount and a Discount Fee of 1% of loan amount at closing. Homebuyer must complete a pre-purchase homebuyer education course under the Program. Not all buyers will qualify and not all loan types are available. Limits and rules apply to each loan type. Recapture tax may be owed upon sale of the property depending on date of sale, gain from the sale and gross income. Visit [www.tdhca.state.tx.us](http://www.tdhca.state.tx.us) for complete details. DHI Mortgage Company, Ltd. TX Mortgage Banker Registration 44608-3716. NMLS # 196085 (OK, TX Only). 4302 Miller Rd., Rowlett, TX 75088. DHI Mortgage Company, Ltd. TX Mortgage Banker Registration 44608-3711. NMLS # 279283 (TX, OK Only). 6761 North Freeway, Suite B, Fort Worth, TX 76131.