

# AN OFFER YOU CAN TRUST

Home-Loan Financing from the  
Tennessee Housing Development Agency



On average more than 3,000 families each year buy a home using financing and downpayment assistance from THDA. Since 1973, we have been a state agency dedicated to creating homeowners across Tennessee.

## ✓ **Quick Review**

THDA's average turn time for review is less than two business days. General loan status can be obtained by email [SFAask@thda.org](mailto:SFAask@thda.org). Rate locks are monitored by THDA against contract dates as long as the lender has no delays in the appraisal or internal process, you'll make your closing date.

## ✓ **Funds Always Available**

Our funds are continuous and without limits. The Great Choice program accesses the open market just like any other lender.

## ✓ **Speedy and dependable downpayment assistance**

Our downpayment assistance is guaranteed—no need to wait for a gift from a family member or make sure the funds stay in the borrower's account until closing. Your deal will close as usual; the lender provides the funds at closing without our involvement.

## ✓ **Competitive Rates posted daily**

The Great Choice rates are strongly competitive, especially considering downpayment assistance is available without any additional application process from the borrower. THDA also has no loan-level pricing adjustments. Our rates are the same regardless of the lender and are posted daily at [greatchoice.com](http://greatchoice.com).

## ✓ **Local Servicing**

Great Choice mortgage loans are serviced locally in Nashville. The borrower does not have to be concerned about their mortgage loan transferring to an out of state lender.

## ✓ **Local Impact\***

\$1.7 Billion contribution of THDA-related activities to Tennessee's economy in 2020. 171,019 households were helped with state and federal grant programs administered by THDA. 12, 582 jobs created by THDA-related activities in 2020. See full Investments & Impact Report on our website.

615-815-2200 | 800-228-THDA | [THDA.ORG](http://THDA.ORG)