



When you can lock your loan

****Locks***

Once you have a **conditional approval** you will need to email the lock request (see attached) to bond@mfsus.com and include me hgarrison@mfsus.com and your assigned CSR, the lock dept will then reserve the loan and lock the rate with TSAHC/TDHCA on your behalf. Once that is completed by the lock dept they will send you a program affidavit that needs to be signed by borrower(s) within 24 hrs and sent back to the 2 above email address once complete.

Also, here are all the fees associated with each TSAHC/TDHCA loan (I've attached an example LE for TSAHC):

TSAHC fees:

- 1.5% Borrower Paid (we issue 1.5% lender credit so it's a wash)
- 1% Origination (of total loan amount)
- 1.25% IF CREDIT SCORE BELOW 640 (of total loan amount)
- \$1295 Underwriting fee (all loans)
- \$800 Special Programs fee
- \$100 2nd lien doc prep fee paid to the attorneys

TDHCA fees:

- 1.5% Borrower Paid (we issue 1.5% lender credit so it's a wash)
- .50 Origination (of total loan amount)
- \$1295 Underwriting fee (all loans)
- \$800 Special Programs fee
- \$100 2nd lien doc prep fee paid to the attorneys

MCC fees:

- \$275 Compliance Fee
- \$500 MCC Participation Fee

