The GC97 Freddie Mac HFA Advantage Program offers an insured conventional mortgage loan secured by a first mortgage with the options of down payment and closing cost assistance up to $7500 (the GC97 Plus loan) at a market interest rate the same as the first mortgage and 15-year term. Maximum CLTV limit of 105%.

THDA is preparing for the GC97 program to launch July 1, 2020 to the first group of lenders via the posted rollout schedule. GC97 is being rolled out to lenders in phases over the course of several months.

**Highlights for GC97 and GC97 Plus include the following:**

- DPA provided through second mortgage financing, max CLTV 105% to assist with down payment and/or closing costs are as follows:
  - Sales price <$150,000, DPA of $6,000
  - Sales price ≥ $150,000, DPA of $7,500
  - Interest rate is the same as the first mortgage and the loan is amortized over a 15 year term.
- Lower private mortgage insurance coverage
- No first time homebuyer requirement
- Flexibility for loan qualification for borrowers with student loan debt
- Income limits apply differently for the GC97
- Qualifying income of the borrower(s) on the loan is used instead of household income limits
- Lender compensation up to 2.75%
- Since this is not a bond loan, there are not any pre-closing disclosures needed, such as affidavits.

**Helpful Links**

- Become an Approved GC97 Lender
- Lender Rollout Schedule
- Program Guidelines
- Program Comparison Matrix: GC97 vs Great Choice
- Qualifying Income Limits
- Working Agreement for MBS Loans

**Forms**

- GC97 Underwriting Submission Checklist
- GC97 Closed Loan Submission Checklist
- Form SSA89 Authorization to Release SSN

**Memos/Announcements**

- 01.23.20 New GC97 Freddie Mac HFA Advantage Announcement
- 01.27.20 GC97 Rollout to Lenders in Phases
- 03.23.20 Update on GC97
- 06.09.20 GC97 Program Update with Trainings
- 07.08.20 GC97 Income Changes

**Recorded Webinar -- GC97 Training for Lenders**

Click [here](#) | 45 minutes approximate time