The **GC97 Freddie Mac FHA 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 30-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 a 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 30 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**

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

**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**