What is Down Payment Resource (DPR)?

We help homebuyers connect to the down payment help they need.
Programs Available in Memphis/Shelby County

Over 40 programs available in your area:
- Down payment and closing cost help
- Affordable 1st mortgages

Max Sales Price:
- $250k or higher
- Over 50% of Memphis area homes eligible for DPA

Income Limits:
- Up to $80,200 or higher
- Varies by program and household size

Max Assistance:
- $3,500 to $10,000 or more
- Each program is different
Who Offers These Programs?

City or County Administrators
- Individual municipalities administer local or hyper-local homeownership programs, including neighborhood revitalization programs.

Employers
- Provide down payment and/or closing cost assistance to help preserve the affordability of housing in the employer’s immediate market and to help the employer recruit and retain top talent.

State and Local Housing Finance Agencies
- Help meet the affordable housing needs of the residents of their states and communities.

Non-Profits
- Non-profit organizations and foundations fund down payment assistance programs, including grants and forgivable loans, to serve a specific community or area.
Find Help at Home901.org

Welcome Home
Materials
COVID-19 Resources
Down Payment
Assistance

Property Information

Enter the Street Address and Zip Code of a specific property
- OR -
Start typing in the General Search field and pick a neighborhood, city or county from
the menu.

Street Address (e.g. 123 Main Street)
Zip Code

General Search (start typing for a menu of options)
Memphis (City in Shelby County)

Estimated sales price

Is this a Multi-Family Home?
- Single-Family
- Multi-Family

Is the home in foreclosure?
- Yes
- No

Matched Programs
17

View Programs

Continue
CONVERGENCE MEMPHIS
UNITING FOR HOUSING AFFORDABILITY

Tennessee Housing Development Agency
Hello Everyone,

I am Ralph Perrey, Executive Director of the Tennessee Housing Development Agency. THDA is thrilled to usher in the new decade with you! As we enter a new decade, the affordable housing sector is being shaped by a host of ever-changing economic, social and political factors that are playing out in different ways at national and local levels.

THDA is equipped to help you discover new and more effective ways to meet the housing needs of the communities where you live and work. We have the opportunity to network, share best practices, and explore how we can work together to increase quality housing opportunities for families throughout the state of Tennessee.

Ralph M. Perrey
Executive Director
We Welcome You

Make a “GREAT CHOICE” know the advantages of a THDA Mortgage Loan
THE BASICS FOR THDA GREAT CHOICE, GC97 AND DOWNPAYMENT ASSISTANCE

GREAT CHOICE TN.COM
Great Choice First Mortgage Products

30 Year Fixed Rate
FHA, VA, USDA, CONV
THDA Sets Rate

ALL ELIGIBLE APPLICANTS
CONSULT A THDA APPROVED LENDER
ELIGIBILITY CRITERIA APPLY

Homeownership for the Brave

30 Year Fixed Rate
FHA, VA, USDA, CONV
Discounted Interest Rate

ELIGIBLE MILITARY, VETERANS,
SPOUSES
GC 97
Criteria

Freddie Mac Home Possible

Homebuyer Education Required

Minimum Credit Score
660

Owner Occupied Only

Income Guidelines
GC97 FIRST Mortgage Product

FIRST MORTGAGE

30 Year Conventional Fixed Rate Freddie Mac Product THDA Sets Rate

ALL ELIGIBLE APPLICANTS
CONSULT A THDA APPROVED GC97 LENDER
DOWN PAYMENT ASSISTANCE

SECOND MORTGAGE

GREAT CHOICE PLUS

THDA PROVIDES

$6000 < $150,000
$7,500 ≥ $150,000
Towards Down Payment and/or Closing Costs

ALL ELIGIBLE APPLICANTS
CONSULT A THDA APPROVED LENDER
NOT A STAND ALONE MORTGAGE
MUST GET THDA FIRST MORTGAGE
GreatChoiceTN.com
HELP FOR HOMEBUYERS

Tennessee Housing Development Agency

Buy A Home

Buy A Home

First-time Homebuyers
A 30-year fixed interest rate home loan created by

Active Duty Military and Veterans

Repeat Homebuyers
Repeat homebuyers in over 50 Tennessee counties
WHERE TO FIND A LENDER, A CLASS OR A REALTOR

HELPFUL LINKS

First-time Homebuyers
A 30-year fixed interest rate home loan created by THDA to make homeownership more affordable to qualified Tennesseans.

Active Duty Military and Veterans
Great Choice offers a 1% interest rate reduction for qualified military homebuyers and their spouses through homeownership for the Brave.

Repeat Homebuyers
Repeat homebuyers in over 50 Tennessee counties can take advantage of Great Choice’s downpayment assistance to buy their next home.

Down Payment Assistance
If you qualify for a Great Choice Home Loan, you also have the option of financial assistance with your down payment and/or closing costs.

Homebuyer Education
THDA provides homebuyers education for all homebuyers and required for all of the THDA mortgage loan programs.

Find a Lender
THDA works with a select network of lenders across Tennessee to offer our mortgage loans to eligible first time and repeat homebuyers.
<table>
<thead>
<tr>
<th>Counties</th>
<th>Acquisition Cost Limits</th>
<th>Household Income Limits</th>
<th>Counties</th>
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INCOME LIMITS APPLICABLE TO THE GREAT CHOICE PRODUCT ONLY. ACQUISITION COST LIMITS APPLY TO GREAT CHOICE AND GC97. REFER TO THDA.ORG FOR UP-TO-DATE INFORMATION.
## Active THDA Lenders*

*Names in red indicate THDA top lenders*

- A Mortgage Boutique
- Academy Mortgage Corporation
- Accurate Mortgage, a division of Accep Home Loans LLC
- AmCap Mortgage
- American Financial Network
- American Mortgage Service Co.
- American Neighborhood Mortgage
- Acceptance Company
- American Pacific Mortgage Corp.
- AmeriFirst Financial Corporation
- Ameris Bank
- AmRes Corporation
- Angel Oak Home Loans
- Ark-La-Tex Financial Services *dba Benchmark Mortgage*
- Atlantic Bay Mortgage
- Bancorp South Bank
- Bank of Cleveland
- Bank of England
- Bank of Jackson
- Bank of Tennessee
- Bartlett Mortgage
- Bay Equity LLC
- Broker Solutions Inc *dba New American Funding*
- Cal Con Mutual Mortgage LLC *dba One Trust Home Loans*
- Caliber Home Loans Inc.
- Cardinal Financial Company
- Castle and Cooke Mortgage LLC
- Central Bank of St. Louis
- Cherry Creek Mortgage
- Christensen Financial Inc.
- Churchill Mortgage Corp.
- CMG Mortgage Inc.
- CMG Mortgage Inc.
- Colten Mortgage
- Community Mortgage Co.
- CrossCountry Mortgage
- DAS Acquisition
- DHI Mortgage Company, LTD
- Eagle Bank & Trust Company
- Envoy Mortgage Ltd.
- Eustis Mortgage Corporation
- Everett Financial Inc.
- Evolve Bank & Trust
- Fairway Independent Mtg. Corp.
- F & M Bank
- Fifth Third Bank
- First Citizens National
- First Community Mortgage
- First Federal Savings-Dickson
- First National Bank of Middle Tenn.
- FirstVision Bank of TN
- FirstBank
- Gardner Financial Services Ltd *dba Legacy Mutual Mortgage*
- Gateway Mortgage Group
- Gold Star Mortgage
- Guaranteed Rate Inc
- Guaranty Home Mortgage
- Guild Mortgage Co.
- Hamilton Home Loans
- Highlands Residential Mortgage
- Hometown Lenders LLC
- IberiaBank, a division of First Horizon
- Independent Bank
- Inspire Home Loans
- Intercoastal Mortgage
- InterLinc Mortgage Services LLC
- iServe Residential Lending LLC
- Land Home Financial Services
- Leaders Credit Union
- Lennar Mortgage
- Liberty Financial Mortgage *a Division of ETFCU*
- LoanDepot.com
- Member First Mortgage *dba Platinum Financial Funding*
- Mortgage Investors Group
- Mortgage Solutions of Colorado
- Mortgage Research Center aka Veterans United Home Loans
- Movement Mortgage
- NVR Mortgage
- Nations Lending
- Nations Reliable Lending (NRL)
- Network Funding
- Northpointe Bank
- One Bank of Tennessee
- Panorama Mortgage Group
- Paramount Residential Mortgage
- Patriot Bank
- Pinnacle Bank
- Primary Residential
- PrimeLending
- Regions Bank
- Reliant Bank
- Renasant Bank
- Security Federal Savings
- Security National Mortgage Co.
- Sierra Pacific Mortgage Co.
- Simmons First National Bank
- Stockton Mortgage Corp.
- Success Mortgage Partners Inc.
- Summit Funding Inc.
- Sun West Mortgage Corp.
- SunTrust Mortgage
- SWBC Mortgage Corp.
- Synovus Mortgage
- T2 Financial *dba Revolution Mtg.*
- The Home Loan Expert
- The Mortgage Firm
- Thrive Mortgage
- United Community Bank
- U.S. Bank
- Vanderbilt Mortgage
- Wilson Bank & Trust
- Wolfe Financial

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**THIS ACTIVE LIST INCLUDES ALL THDA APPROVED LENDERS WHO PARTICIPATE IN THE GREAT CHOICE MORTGAGE LOAN PROGRAM IN 2020-21.**
THIS ACTIVE LIST INCLUDES ALL THDA APPROVED LENDERS WHO PARTICIPATE IN THE GC97 MORTGAGE LOAN PROGRAM IN 2020-21.

<table>
<thead>
<tr>
<th>Lenders approved to participate in THDA's GC97 mortgage loan program:</th>
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</table>
| Academy Mortgage  
Accurate Mtg., a division of Acopia LLC  
American Mortgage Service Co.  
Ameris Bank  
Atlantic Bay Mortgage  
BancorpSouth Bank  
Bank of England  
Bank of Tennessee  
Bartlett Mortgage  
Broker Solutions  
\textit{dba New American Funding}  
Caliber Home Loans  
Cardinal Financial  
Castle & Cooke  
Christensen Financial  
Churchill Mortgage  
CMG Financial  
Community Mortgage Co.  
CrossCountry Mortgage  
DAS Acquisition  
First Community Mortgage  
First National Bank of Middle Tenn.  
Firstbank  
Gardner Financial  
\textit{dba Legacy Mutual}  
Gateway Mortgage  
Guaranteed Rate  
Hamilton Home Loans  
Hometown Lenders  
Intercoastal Mortgage  
iServe Residential Lending  
Leaders Credit Union  
Mortgage Investors Group  
Movement Mortgage  
Network Funding  
NVR Mortgage  
Pinnacle Bank  
Primary Residential  
PrimeLending  
Renasant Bank  
Security National Mortgage  
Stockton Mortgage  
Summit Funding  
SWBC Mortgage Corp  
Synovus  
United Community Bank  
Wilson Bank & Trust |
SHELBY COUNTY THDA APPROVED COUNSELING AGENCIES

Mi Techo, Inc.
Locations may vary so please check with Derna.
Collierville TN 38017
Phone: (901) 870-7472
Fax: (901) 457-7911
Email: mitecho@bellsouth.net
Contact: Derna Greenberg

Frayser CDC
3684 N. Watkins St
Memphis TN 38127
Phone: (901) 354-7178
Fax: (901) 354-9405
Email: cjackson@fraysercdc.org
Contact: Charla Jackson

Habitat for Humanity of Greater Memphis
7136 Winchester Road
Memphis TN 38125
Phone: (901) 323-3519
Fax: (901) 322-3544
Contact: Liz Miller

Memphis Area Association of Governments
8289 Cordova Road
Cordova TN 38016
Phone: (901) 729-2871
Fax: (901) 729-4107
Email: pmorris@maagov.org
Contact: Paul Morris

NID-HCA Memphis
1574 E. Shelby Dr
Memphis TN 38116
Phone: (901) 417-8094
Fax: (901) 842-9369
Email: nidmemphisdeltacomcast.net
Contact: Priscilla Harrell

United Housing
2750 Colony Park Drive
Memphis TN 38118
Phone: (901) 272-1122
Fax: (901) 272-1181
Email: preed@uhinc.org
Contact: Priscilla Reed
502 DEADEICK STREET
3RD FLOOR
NASHVILLE, TN 37243
WWW.THDA.ORG/GREATCHOICETN.COM
GENERAL INFORMATION: 815-615-2200
TOLL FREE: 1(800) 228-THDA