

The Texas Homebuyer Program

My First Texas Home / Texas Mortgage Credit Certificate: For the purposes of meeting the Program eligibility criteria, the borrower(s) annual income may not exceed the most recent maximum income limits as published by TDHCA. The maximum income limits are calculated based on median family income data published by the Department of Housing and Urban Development (HUD) and/or the IRS. The income limit applicable to the household's based on the county where the property is being purchased and the number of qualified applicants.

- Household income includes the Applicant's current gross income, as well as that of anyone else who is expected to live in the Residence and become liable on the Deed of Trust or Mortgage (including a non-purchasing spouse). Family Income includes but is not limited to Annual Wages, Commissions, Bonuses, Self-Employment (Plus Depreciation), Dividends, Interest, Annuities, Pensions, Child Support, Alimony and Public Assistance. Income of a non-purchasing spouse must be included. Current family income may or not be the same income amount used to qualify for credit underwriting purposes. However, in no case may current annual household income be less than the income used to qualify borrowers (excluding co-signors income, if applicable). Current Income/Purchase Price Limits can be found on the TDHCA website:
- 1 and 2 Unit: <https://thetexashomebuyerprogram.com/uploads/Limits.pdf>

My Choice Texas Home: For the purposes of meeting the Program eligibility criteria, *only the income of the borrower(s), as shown on the 1003 Residential Loan Application will be considered.* The income of a non-purchasing spouse (NPS) will not be included in the calculation. For example, only the income used to qualify the mortgagor for repayment of the mortgage loan (from the 1003 loan application and/or the applicable underwriting worksheet) will be compared against the program limits. Co-signers Income is included for My Choice- Conventional Loans only for the purposes of Income Limit qualification.