

LOUISIANA HOUSING CORPORATION

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July 24, 2025

2025 C/D PROGRAM BULLETIN

TO: PARTICIPATING LENDERS
FROM: LOUISIANA HOUSING CORPORATION
RE: 2025 C/D SINGLE FAMILY PROGRAM NOTICE

Attached is a program notice for the 2025 C/D Program.

Beginning at 12 noon Wednesday, July 23, 2025 LHC will continue and begin accepting reservations of funds for the LHC Tax Exempt and Taxable Program through our website at www.lhc.la.gov.

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THE RESERVATION PROCESS

The Single Family Team will monitor the reservation and compliance processes. The telephone number for inquiries is 225-763-8700.

A new reservation will not be issued or honored in the 2025 C/D Program if the borrower has an existing confirmed reservation in one of the Corporation's current programs or if the borrower has a reservation in an existing Program that is **cancelled, expires, or is withdrawn within 30 days** of the start of this program.

Confirmation of reservations will occur on line. Should there be a problem with your reservation you will be contacted by a member of the Single Family Staff. A complete compliance package must be received by LHC within 40 days from the date the reservation is confirmed.

MEMORANDUM

To: Participating Lenders

From: Louisiana Housing Corporation

Date: July 24, 2025

Re: Louisiana Housing Corporation
Single Family Mortgage Revenue Bonds
2025 C/D Program

PROGRAM NOTICE

In July, 2025 Louisiana Housing Corporation (LHC) will deliver the above captioned bonds to finance the purchase of GNMA/FNMA/Freddie Mac Certificates backed by mortgage loans to be originated by Lenders participating in the Corporation's 2025 A/B Program. **The borrower's investment will be regulated by the particular type of loan being made – FHA, VA, RD or Conventional. There will be no origination or discount points charged to the borrower. Lenders will be compensated upon delivery of loans to Master Servicer at a rate of 2.00% of the loan amount. Beginning with the 2025 C/D Program, the 4% down payment assistance will be secured in the form of a 5-year non-amortizing note, which will be forgiven in its entirety after 60 months of continuous owner occupancy of the property.**

The 2025 C/D Program Limitations/Requirements accompanying this letter sets forth key dates, interest rates and other information relating to the 2025 C/D Program. Please note the following important features of this program:

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Assisted Program - \$83,510,000 - will initially bear interest at **6.79% for Conventional Mortgages and 6.59% for Government Mortgage**. Assistance payments equal to 4% of the Mortgage Loan amount will be paid at closing to cover part of the down payment and closing costs. The program is subject to rate changes as deemed by the market. Lenders should check rates daily.

“Keys for Service” - \$20,000,000 – will initially bear interest at **7.50% for Conventional Mortgages and 7.30% for Government Mortgages**. Assistance payments equal to 4% of the Mortgage Loan amount will be paid at closing to cover part of the down payment and closing costs. Lenders should check rates daily.

Borrowers **do not have to be first time homebuyers**, but must certify that this property will be their primary residence and they cannot own additional residential property. The annual income limit for all parishes is \$125,000.00

NOTE: Lenders desiring to participate in the Keys for Service Program execute the Louisiana Housing Corporation **Program Lender Agreement – Single Family Bond Program (Taxable)** attached to this notice as Exhibit A – prior to reserving a loan under the set aside.

Lenders’ Compensation

In support of a zero point/zero discount loan format for all loans, the Master Servicer will pay to lenders a **2.00%** lender fee plus amounts sufficient to reimburse Assistance Payments on Assisted Loans. PLEASE NOTE: MORTGAGE LOANS, NOT SUBMITTED TO THE Master Servicer within 31 days of closing will be assessed a late fee of .25% which will result in a reduction of the purchase price of the mortgage loan. The Master Servicer will not purchase a mortgage loan submitted more than 45 days following closing.

Waiver of the First-Time Homebuyer Rule

Under the Assisted Program, the first-time homebuyer rules are **waived if**:

1. An individual who is a displaced homemaker and has only owned with a spouse.
2. A single parent who has only owned with a former spouse while married.
3. Targeted areas as reflected on **Exhibit P Exhibits**

Current purchase price limits, income limits and bond documents, exhibits and checklist can be referenced, downloaded and completed at [Resources for Homeownership \(la.gov\)](https://www.la.gov/).

2025 C/D PROGRAM LIMITATIONS/REQUIREMENTS

Program Type	Assisted	“Keys for Service”
Program Dollar Amount	\$83,510,000	\$20,000,000
Conventional Loan Rate	6.79%	7.50%
Government Loan Rate	6.59%	7.30%
Assistance Provided	4%	4%
Loan Term	30 Years	30 years
Start Date	7/23/2025	7/23/2025
Compliance Package Delivery Deadlines*	40 days from reservation date	40 days from reservation date
Loan Closing Deadlines	60 days from reservation date	60 days from reservation date
Mortgage Loan Sale Date	100 days from reservation date	100 days from reservation date
Code Compliance Fee	\$75.00	\$75.00
Number of Living Units	1	1

All types of loans are allowed in each program - FHA, VA, RD, & Conventional.

*The Compliance Package for each loan must be received by Louisiana Housing Corporation within forty (40) days from the date of the Confirmation of Reservation. The loan must close within sixty (60) days from the date of Confirmation of Reservation, but in no event later than the deadlines specified.

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