First Colony WHOLESALE

IMPORTANT REMINDER

BULLETIN 27 10292026

Issued to: **Wholesale**

Date: **October 29, 2026**

Subject: **True Zero & True Zero Plus FHA DPA - Updated Guidelines and Enhancements**

First Colony is pleased to announce the enhancement of the FCM **True Zero** and **True Zero Plus** FHA down payment assistance programs with updated guidelines and matrices and new assistance options, effective **Thursday, October 29, 2026**.

Why It Matters

Down payment is still the biggest hurdle for many first-time and moderate-income buyers. True Zero and True Zero Plus pair an FHA 30-year fixed first mortgage with a second lien that covers the down payment, giving your borrowers a path to homeownership with very little out of pocket.

What's New

- **Updated guidelines and matrices:** Both programs have been refreshed to align with the program sponsor's current terms. See the Summary of Changes for the full list of updates.
- **New assistance amounts:** Assistance is available at **3.5%** or **5%** of the lesser of the purchase price or appraised value.
- **Two second-lien structures:**
  - **Repayable:** note rate equals the first-lien rate + 2.00%, 10-year amortization, monthly payments required.
  - **Forgivable:** 0% deferred second, forgiven after 3 years.
- **No minimum loan amount:** The previous $100,000 minimum loan amount overlay has been removed.
- **Lending footprint:** State eligibility has been expanded to 48 states. Washington and New York are not eligible at this time.

What You Need To Do

- **Price and lock in Coda.** Select the True Zero or True Zero Plus program that matches your borrower's assistance amount and second-lien structure.
- **Let us handle the assistance reservation.** FCM Lock Desk reserves the Down Payment Assistance funds and registers the second lien with the program sponsor prior to closing. Make sure the assistance percentage and second-lien structure on your lock match the file.

Please contact your Account Executive should you have any questions.

We appreciate your business!