

OFFICIAL STATEMENT DATED APRIL 1, 2021

NEW ISSUES – BOOK ENTRY ONLY

RATINGS:
Moody's: "Aaa"
S & P: "AA+"
See "RATINGS" herein

Bracewell LLP, Bond Counsel, is of the opinion that, subject to certain conditions described herein and under existing law, (i) interest on the Series 2021A Bonds is excludable from gross income for federal income tax purposes and (ii) interest on the Series 2021A Bonds is not a specific preference item subject to the alternative minimum tax. See "TAX MATTERS RELATING TO THE SERIES 2021A BONDS" herein. Interest on the Series 2021B Bonds is **not** excludable from gross income for federal tax purposes under existing law. See "TAX MATTERS RELATING TO THE SERIES 2021B BONDS" herein.

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS



\$100,000,000
Residential Mortgage
Revenue Bonds
Series 2021A (Non-AMT)
(Social Bonds)

\$61,369,927
Residential Mortgage
Revenue Refunding Bonds
Series 2021B (Taxable)
(Mortgage-Backed Securities
Pass-Through Bonds)



<i>Dated Date/Delivery Date:</i>	April 28, 2021
<i>Due:</i>	January 1 and July 1, as shown on the inside cover.
<i>Interest Payment Dates:</i>	Interest accrued on the Series 2021A Bonds will be payable on each January 1 and July 1, commencing July 1, 2021 as described herein. Interest accrued on the Series 2021B Bonds will be payable on the first day of each month, commencing May 1, 2021 as described herein.
<i>Interest Rates:</i>	Payable at the rates as shown on the inside cover.
<i>Redemption:</i>	The Series 2021 Bonds are subject to redemption on the dates and at the Redemption Prices more fully described herein. See "THE SERIES 2021 BONDS – Redemption Provisions."
<i>Denominations:</i>	The Series 2021A Bonds will be available to purchasers in book-entry form only in \$5,000 or any integral multiple thereof as described herein. The Series 2021B Bonds will be available to purchasers in book-entry form only in denominations of \$1.00 and any integral multiple thereof as described herein.
<i>Tax Matters:</i>	Bracewell LLP, Bond Counsel, is of the opinion that, subject to certain conditions described herein and under existing law, (i) interest on the Series 2021A Bonds is excludable from gross income for federal income tax purposes and (ii) interest on the Series 2021A Bonds is not a specific preference item subject to the alternative minimum tax. See "TAX MATTERS RELATING TO THE SERIES 2021A BONDS" herein. Interest on the Series 2021B Bonds is not excludable from gross income for federal tax purposes under existing law. See "TAX MATTERS RELATING TO THE SERIES 2021B BONDS" herein.
<i>Purpose:</i>	The Series 2021A Bonds are being issued for the primary purpose of providing funds for the purchase of mortgage-backed, pass-through certificates (the "Mortgage Certificates"). The Mortgage Certificates purchased with the proceeds of the Series 2021A Bonds will be guaranteed as to timely payment of principal and interest by the Government National Mortgage Association ("Ginnie Mae") ("Ginnie Mae Certificates" or "GNMA Certificates"). See "APPENDIX B-1 – GNMA AND THE GNMA CERTIFICATES" and funding down payment and closing cost assistance. The Series 2021B Bonds are being issued for the primary purpose of refunding the Department's outstanding Residential Mortgage Revenue Bonds, Series 2009C-1 (Taxable), Series 2009C-2, Series 2011A and Series 2011B (collectively, the "Refunded Bonds").
<i>Security:</i>	The Series 2021 Bonds, the Prior Bonds (as defined herein), and, unless subordinated, all Bonds subsequently issued under the Trust Indenture (as defined herein) are equally and ratably secured by the Trust Estate (as defined herein) held by the Trustee under the Trust Indenture. The Series 2021 Bonds are limited obligations of the Department and are payable solely from the revenues and funds pledged for the payment thereof as more fully described herein. Neither the State of Texas (the "State") nor any agency of the State, other than the Department, nor the United States of America or any agency, department or other instrumentality thereof, including Ginnie Mae, is obligated to pay the principal or Redemption Price of or interest on the Series 2021 Bonds. Neither the faith and credit nor the taxing power of the state or the United States of America is pledged, given or loaned to such payment. The Department has no taxing power. Ginnie Mae guarantees only the payment of the principal of and interest on the Ginnie Mae Certificates when due and does not guarantee the payment of the Series 2021 Bonds or any other obligations issued by the Department. See "SECURITY FOR THE BONDS" and "THE TRUST INDENTURE."
<i>Book-Entry Only System:</i>	The Series 2021 Bonds will be registered in the name of Cede & Co., as nominee of The Depository Trust Company, New York, New York ("DTC"). See "APPENDIX I – SUMMARY OF INFORMATION REGARDING THE PROGRAM AND MORTGAGE LOANS AND OTHER MATTERS – DTC and Book-Entry."
<i>Trustee:</i>	The Bank of New York Mellon Trust Company, N.A.
<i>Bond Counsel:</i>	Bracewell LLP
<i>Disclosure Counsel:</i>	McCall, Parkhurst & Horton L.L.P.
<i>Underwriters' Counsel:</i>	Chapman and Cutler LLP
<i>Financial Advisor:</i>	Stifel, Nicolaus & Co., Inc.

Jefferies

Barclays **J.P. Morgan** **RBC Capital Markets**
Morgan Stanley **Piper Sandler & Co.** **Ramirez & Co., Inc.**

MATURITY SCHEDULE

\$15,940,000 Series 2021A Serial Bonds

Maturity Date	Principal Amount	Interest Rate	Price	CUSIP
7/1/2022	\$ 585,000	0.250%	100.000%	882750PM8
1/1/2023	595,000	0.300%	100.000%	882750PN6
7/1/2023	600,000	0.350%	100.000%	882750PP1
1/1/2024	605,000	0.450%	100.000%	882750PQ9
7/1/2024	610,000	0.500%	100.000%	882750PR7
1/1/2025	620,000	0.600%	100.000%	882750PS5
7/1/2025	630,000	0.650%	100.000%	882750PT3
1/1/2026	635,000	0.750%	100.000%	882750PU0
7/1/2026	645,000	0.800%	100.000%	882750PV8
1/1/2027	645,000	5.000%	122.943%	882750PW6
7/1/2027	665,000	5.000%	124.232%	882750PX4
1/1/2028	675,000	5.000%	125.397%	882750PY2
7/1/2028	705,000	5.000%	126.440%	882750PZ9
1/1/2029	705,000	5.000%	127.360%	882750QA3
7/1/2029	720,000	5.000%	128.159%	882750QB1
1/1/2030	750,000	1.600%	100.000%	882750QC9
7/1/2030	755,000	1.650%	100.000%	882750QD7
1/1/2031	770,000	1.800%	100.000%	882750QE5
7/1/2031	780,000	1.850%	100.000%	882750QF2
1/1/2032	795,000	1.950%	100.000%	882750QG0
7/1/2032	805,000	1.950%	100.000%	882750QH8
1/1/2033	815,000	2.000%	100.000%	882750QJ4
7/1/2033	830,000	2.000%	100.000%	882750QK1

\$5,215,000 2.050% Series 2021A Term Bonds due July 1, 2036 Price 100% CUSIP 882750QL9

\$9,815,000 2.250% Series 2021A Term Bonds due July 1, 2041 Price 100% CUSIP 882750QM7

\$11,555,000 2.450% Series 2021A Term Bonds due July 1, 2046 Price 100% CUSIP 882750QN5

\$13,475,000 2.500% Series 2021A Term Bonds due July 1, 2051 Price 100% CUSIP 882750QP0

\$44,000,000 3.000% Series 2021A Premium PAC Term Bonds due January 1, 2052 Price 110.370% CUSIP 882750QQ8

(Interest Accrues from Date of Delivery)

\$61,369,927 Series 2021B Bonds (Taxable)

\$61,369,927 1.700% Series 2021B Term Bonds due July 1, 2042 Price 100% CUSIP 882750QR6

(Interest Accrues from Date of Delivery)

This Official Statement does not constitute, and is not to be used in connection with, an offer to sell or the solicitation of an offer to buy the Series 2021 Bonds in any state in which such offer or solicitation is not authorized or in which the person making such offer or solicitation is not qualified to do so or to any person to whom it is unlawful to make such offer or solicitation.

The information set forth in this Official Statement has been obtained from the Department and other sources which are believed to be reliable. The Underwriters have reviewed the information in this Official Statement in accordance with, and as part of, their respective responsibilities to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Underwriters do not guarantee the accuracy or completeness of such information. This Official Statement contains, in part, estimates, assumptions and matters of opinion which are not intended as statements of fact, and no representation is made as to the correctness of such estimates, assumptions or matters of opinion, or as to the likelihood that they will be realized. Any information and expressions of opinion contained in this Official Statement are subject to change without notice, and neither the delivery of this Official Statement nor any sale made under such document shall, under any circumstances, create any implications that there has been no change in the affairs of the Department or other matters described herein since the date hereof.

Neither the Department nor the Underwriters make any representation as to the accuracy, completeness, or adequacy of the information supplied by The Depository Trust Company for use in this Official Statement.

The Trustee assumes no responsibility for this Official Statement and has not reviewed or undertaken to verify any information contained herein.

Many statements contained in this Official Statement, including the appendices and the documents included by specific cross-reference, that are not historical facts are forward-looking statements, which are based on the Department's beliefs, as well as assumptions made by, and information currently available to, the management and staff of the Department. Because the statements are based on expectations about future events and economic performance and are not statements of fact, actual results may differ materially from those projected. The words "anticipate," "assume," "estimate," "expect," "objective," "projection," "plan," "forecast," "goal," "budget" or similar words are intended to identify forward-looking statements. The words or phrases "to date," "now," "currently," and the like are intended to mean as of the date of this Official Statement.

The Department's projections set forth in this Official Statement were not prepared with a view toward complying with the guidelines established by the American Institute of Certified Public Accountants with respect to prospective financial information, but, in the view of the Department's management, were prepared on a reasonable basis, reflect the best currently available estimates and judgments, and present, to the best of management's knowledge and belief, the expected course of action and the expected future financial performance of the Department. However, this information is not fact and should not be relied upon as being necessarily indicative of future results, and readers of this Official Statement are cautioned not to place undue reliance on the prospective financial information. Neither the Department's independent auditors, nor any other independent accountants, have compiled, examined, or performed any procedures with respect to the prospective financial information contained herein, nor have they expressed any opinion or any other form of assurance on such information or its achievability, and assume no responsibility for, and disclaim any association with, the prospective financial information.

IN CONNECTION WITH THE OFFERING OF THE SERIES 2021 BONDS, THE UNDERWRITERS MAY OVER-ALLOT OR EFFECT TRANSACTIONS WHICH ARE INTENDED TO STABILIZE OR MAINTAIN THE MARKET PRICE OF THE SERIES 2021 BONDS AT A LEVEL ABOVE THAT WHICH MIGHT OTHERWISE PREVAIL IN THE OPEN MARKET. SUCH STABILIZING EFFORTS, IF COMMENCED, MAY BE DISCONTINUED AT ANY TIME. THE UNDERWRITERS MAY OFFER AND SELL THE SERIES 2021 BONDS TO CERTAIN DEALERS AND DEALER BANKS AND BANKS ACTING AS AGENTS AT PRICES LOWER THAN THE PUBLIC OFFERING PRICES STATED HEREIN, AND SAID PUBLIC OFFERING PRICES MAY BE CHANGED FROM TIME TO TIME BY THE UNDERWRITERS.

The Series 2021 Bonds have not been registered under the Securities Act of 1933, as amended, nor has the Trust Indenture or any other document been qualified under the Trust Indenture Act of 1939, as amended, in reliance upon exemptions contained in such acts. Any registration or qualification of the Series 2021 Bonds in accordance with applicable provisions of the securities laws or the states in which the Series 2021 Bonds have been registered or qualified and the exemption from registration or qualification in other states cannot be regarded as a recommendation thereof. Neither the Securities and Exchange Commission nor any other federal, state, municipal or other

governmental entity, nor any agency or department thereof, has passed upon the merits of the Series 2021 Bonds or the accuracy or completeness of this Official Statement. Any representation to the contrary may be a criminal offense.

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TABLE OF CONTENTS

INTRODUCTION	1
DESIGNATION OF THE SERIES 2021A BONDS AS SOCIAL BONDS	3
General.....	3
Social Bond Designation.....	3
Independent Second Party Opinion on Social Bond Designation and Disclaimer	4
PLAN OF FINANCE.....	4
SOURCES AND USES OF FUNDS	5
THE SERIES 2021 BONDS.....	5
General.....	5
Interest Rates	5
Redemption Provisions	6
Partial Redemption	15
Notice of Redemption.....	15
Conditional Notices of Redemption.....	16
Payment of Redeemed Bonds	16
Purchase in Lieu of Redemption.....	16
Average Life and Prepayment Speeds	17
THE 2021B TRANSFERRED MORTGAGE CERTIFICATES.....	18
SECURITY FOR THE BONDS.....	19
Pledge of Trust Indenture.....	19
Supplemental Mortgage Security.....	20
Cashflow Statement and Asset Test.....	20
Additional Bonds	21
Sale of Mortgage Certificates and Mortgage Loans.....	21
Certain Information as to Revenues, Investments, Debt Service and Department Expenses.....	22
INVESTMENT CONSIDERATIONS	23
COVID-19	23
Termination of Mortgage Loans and Mortgage Certificates.....	24
Mortgage Loan Principal Prepayments.....	24
Non-Origination of Mortgage Loans	25
Availability of Remedies	25
THE DEPARTMENT	25
General.....	25
Governing Board.....	26
Administrative Personnel.....	27
Department Usage of Cares Act Funds.....	28
THE TRUST INDENTURE.....	28
General.....	28
Funds and Accounts.....	28
Mortgage Loan Fund	29
Cost of Issuance Fund.....	29
Revenue Fund	29
Interest Fund and Principal Fund.....	30
Special Redemption Fund	30
Expense Fund.....	30
Residual Revenues Fund.....	30
Rebate Fund.....	31
Withdrawals from Funds to Pay Debt Service.....	31
Investments	31
Other Department Covenants.....	32
Events of Default	32
Bondholders' Rights in the Event of Default	32
Application of Proceeds.....	33
Trustee	34
Depositories	34

Supplemental Indentures without Consent of Bondholders	35
Amendment of Trust Indenture with Consent of Bondholders	35
Defeasance	36
TAX MATTERS RELATING TO THE SERIES 2021A BONDS.....	36
Tax Exemption.....	36
Collateral Tax Consequences.....	37
Tax Accounting Treatment of Original Issue Premium	38
Tax Accounting Treatment of Original Issue Discount	38
Tax Legislative Changes.....	39
Federal Income Tax Requirements	39
TAX MATTERS RELATING TO THE SERIES 2021B BONDS.....	43
CONTINUING DISCLOSURE OF INFORMATION.....	49
RATINGS.....	52
UNDERWRITING	52
FINANCIAL ADVISOR	53
FINANCIAL STATEMENTS	54
LITIGATION MATTERS.....	54
APPROVAL OF LEGALITY	54
ADDITIONAL INFORMATION.....	55

APPENDIX A	GLOSSARY.....	A-1
APPENDIX B-1	GNMA AND THE GNMA CERTIFICATES.....	B-1
APPENDIX B-2	FANNIE MAE AND THE FANNIE MAE CERTIFICATES	B-2
APPENDIX C	FORM OF PROPOSED OPINION OF BOND COUNSEL.....	C-1
APPENDIX D-1	ADDITIONAL INFORMATION CONCERNING MORTGAGE CERTIFICATES.....	D-1
APPENDIX D-2	BOND SUMMARY OF THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS.....	D-2
APPENDIX E	APPLICABLE MEDIAN FAMILY INCOMES AND MAXIMUM ACQUISITION COST LIMITATIONS	E-1
APPENDIX F	TABLE OF PROJECTED WEIGHTED AVERAGE LIFE DATA AT VARIOUS PREPAYMENT SPEEDS.....	F-1
APPENDIX G	UNEXPENDED PROCEEDS REDEMPTION PRICE FOR PREMIUM SERIAL BONDS AND PREMIUM PAC TERM BONDS.....	G-1
APPENDIX H	DATA REGARDING THE 2021B TRANSFERRED MORTGAGE CERTIFICATES	H-1
APPENDIX I	SUMMARY OF INFORMATION REGARDING THE PROGRAM AND MORTGAGE LOANS AND OTHER MATTERS	I-1
APPENDIX J	KESTREL VERIFIERS' SECOND PARTY OPINION	J-1
APPENDIX K	USE OF PROCEEDS REPORT	K-1

OFFICIAL STATEMENT

Relating to

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

\$100,000,000	\$61,369,927
Residential Mortgage Revenue Bonds Series 2021A (Non-AMT) (Social Bonds)	Residential Mortgage Revenue Refunding Bonds Series 2021B (Taxable) (Mortgage-Backed Securities Pass-Through Bonds)

INTRODUCTION

This Official Statement provides certain information concerning the Texas Department of Housing and Community Affairs (the "Department") in connection with the issuance of its Residential Mortgage Revenue Bonds, Series 2021A (the "Series 2021A Bonds") and Residential Mortgage Revenue Refunding Bonds, Series 2021B (Taxable) (the "Series 2021B Bonds," and together with the Series 2021A Bonds, the "Series 2021 Bonds"). Capitalized terms used but not otherwise defined herein shall have the respective meanings for such terms as set forth in "APPENDIX A – GLOSSARY."

The Department, a public and official agency of the State of Texas (the "State"), was created and organized pursuant to and in accordance with the provisions of the Chapter 2306, Texas Government Code, as amended (together with other laws of the State applicable to the Department, collectively, the "Act") for the purpose of, among other things, financing sanitary, decent and safe housing for individuals and families of low and very low income and families of moderate income. The Department is the successor agency to the Texas Housing Agency (the "Agency") and the Texas Department of Community Affairs (the "TDCA"), both of which were abolished by the Act and all functions and obligations of which were transferred to the Department pursuant to the Act. Under the Act, the Department may issue bonds, notes and other obligations to finance or refinance residential housing and multi-family developments located in the State and to refund bonds previously issued by the Agency, the Department or certain other quasi-governmental issuers. See "THE DEPARTMENT."

The Series 2021 Bonds are authorized to be issued pursuant to the Act, a resolution adopted by the Governing Board of the Department on March 11, 2021 (the "Bond Resolution"), an Amended and Restated Residential Mortgage Revenue Bond Trust Indenture, dated as of July 1, 2019 (the "Master Indenture" and as amended and supplemented from time to time, collectively, the "Trust Indenture") between the Department and The Bank of New York Mellon Trust Company, N.A., Houston, Texas, as trustee (the "Trustee"), a Thirty-Fourth Supplemental Residential Mortgage Revenue Bond Trust Indenture dated as of April 1, 2021 (the "Thirty-Fourth Supplemental Indenture"), with respect to the Series 2021A Bonds, and a Thirty-Fifth Supplemental Residential Mortgage Revenue Bond Trust Indenture dated as of April 1, 2021 (the "Thirty-Fifth Supplemental Indenture," and together with the Thirty-Fourth Supplemental Indenture, the "2021 Supplemental Indentures"), with respect to the Series 2021B Bonds. The Trust Indenture authorizes the Department to issue bonds to provide funds (i) to acquire or refinance single family mortgage loans or participations therein ("Mortgage Loans") that are made to Eligible Borrowers, as determined from time to time by the Department, (ii) to purchase mortgage-backed securities (the "Mortgage Certificates") that are backed by Mortgage Loans and guaranteed by the Government National Mortgage Association ("GNMA" or "Ginnie Mae"), (iii) to refund the Refunded Bonds (defined below), and (iv) to pay costs associated therewith.

The Department has previously issued multiple series of single family mortgage revenue bonds (the "Prior Bonds") under the Trust Indenture of which \$223,415,000 in aggregate principal amount was Outstanding as of January 31, 2021. See "APPENDIX I – SUMMARY OF INFORMATION REGARDING THE PROGRAM AND MORTGAGE LOANS AND OTHER MATTERS – The Prior Bonds."

The Series 2021 Bonds, the Prior Bonds and, unless subordinated, all bonds subsequently issued pursuant to the Trust Indenture (collectively, the "Bonds") are equally and ratably secured by the Trust Estate held by the Trustee pursuant to the Trust Indenture. See "THE TRUST INDENTURE" and "SECURITY FOR THE BONDS – Additional Bonds."

The Series 2021A Bonds are being issued for the primary purpose of providing funds for the purchase of Mortgage Certificates guaranteed as to timely payment of principal and interest by Ginnie Mae (the "2021A Mortgage Certificates") which represent beneficial ownership of pools of Mortgage Loans and funding down payment and closing cost assistance. See "PLAN OF FINANCE." The Series 2021B Bonds are being issued for the purpose of refunding and redeeming the Department's Residential Mortgage Revenue Bonds, Series 2009C-1 (Taxable), Series 2009C-2, Series 2011A and Series 2011B (collectively, the "Refunded Bonds"). A portion of the Mortgage Certificates originally funded with proceeds of the Refunded Bonds will become 2021B Transferred Mortgage Certificates. The 2021B Transferred Mortgage Certificates are Ginnie Mae Certificates. For more detailed data regarding the 2021B Transferred Mortgage Certificates, see "APPENDIX H – DATA REGARDING THE 2021B TRANSFERRED MORTGAGE CERTIFICATES."

The Series 2021 Bonds are on a parity in all respects with all Outstanding Prior Bonds and, unless subordinated, any Bonds subsequently issued. The Prior Bonds are payable solely from and are secured by a pledge of and lien on the Revenues, Mortgages, Mortgage Loans (including Mortgage Certificates), Investment Securities, moneys held in the Funds (excluding the Rebate Fund) and other property pledged under the Trust Indenture (collectively, the "Trust Estate"). The Trust Estate currently includes, among other things, Mortgage Certificates which were purchased with the proceeds of the Prior Bonds. These Mortgage Certificates are guaranteed by GNMA or Fannie Mae. See "APPENDIX I – SUMMARY OF INFORMATION REGARDING THE PROGRAM AND MORTGAGE LOANS AND OTHER MATTERS – Mortgage Loans and Mortgage Certificates." There is no requirement that proceeds of subsequent issues of Bonds be used to purchase Mortgage Certificates. All payments with respect to principal of and interest on Mortgage Loans (net of servicing fees) and on Mortgage Certificates (net of servicing and guaranty fees) received by the Department and the earnings on investments of Funds and accounts held pursuant to the Trust Indenture constitute Revenues. The pledge of and lien on the Trust Estate is subject to discharge if moneys or qualified securities sufficient to provide for the payment of all Outstanding Bonds are deposited and held in trust for such payment. See "SECURITY FOR THE BONDS."

THE SERIES 2021 BONDS ARE LIMITED OBLIGATIONS OF THE DEPARTMENT AND ARE PAYABLE SOLELY FROM THE REVENUES AND FUNDS PLEDGED FOR THE PAYMENT THEREOF AS MORE FULLY DESCRIBED HEREIN. NEITHER THE STATE NOR ANY AGENCY OF THE STATE, OTHER THAN THE DEPARTMENT, NOR THE UNITED STATES OF AMERICA OR ANY AGENCY, DEPARTMENT OR OTHER INSTRUMENTALITY THEREOF, INCLUDING GNMA AND FANNIE MAE, IS OBLIGATED TO PAY THE PRINCIPAL OR REDEMPTION PRICE OF, OR INTEREST ON, THE SERIES 2021 BONDS. NEITHER THE FAITH AND CREDIT NOR THE TAXING POWER OF THE STATE OR THE UNITED STATES OF AMERICA IS PLEDGED, GIVEN OR LOANED TO SUCH PAYMENT. THE DEPARTMENT HAS NO TAXING POWER. GNMA AND FANNIE MAE GUARANTEE ONLY THE PAYMENT OF THE PRINCIPAL OF AND INTEREST ON

THE GNMA CERTIFICATES AND FANNIE MAE CERTIFICATES, RESPECTIVELY, WHEN DUE AND DO NOT GUARANTEE THE PAYMENT OF THE SERIES 2021 BONDS OR ANY OTHER OBLIGATIONS ISSUED BY THE DEPARTMENT.

There follows in this Official Statement a brief description of the plan of finance, the Department and its bond programs, together with summaries of certain terms of the Series 2021 Bonds, the Trust Indenture, and certain provisions of the Act, as well as other matters. All references herein to the Act, the Trust Indenture, and other agreements are qualified in their entirety by reference to each such document, copies of which are available from the Department, and all references to the Series 2021 Bonds are qualified in their entirety by reference to the definitive forms thereof and the information with respect thereto contained in the Trust Indenture.

For information concerning the Prior Bonds and the Mortgage Loans and Mortgage Certificates acquired with proceeds of the Prior Bonds, see "APPENDIX I – SUMMARY OF INFORMATION REGARDING THE PROGRAM AND MORTGAGE LOANS AND OTHER MATTERS – The Prior Bonds" and "APPENDIX D-1 – ADDITIONAL INFORMATION CONCERNING MORTGAGE CERTIFICATES." For information concerning other single family and multi-family programs of the Department, see "APPENDIX D-2 – BOND SUMMARY OF THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS."

DESIGNATION OF THE SERIES 2021A BONDS AS SOCIAL BONDS

General

Kestrel Verifiers, a division of Kestrel 360, Inc. ("Kestrel Verifiers") has designated the Series 2021A Bonds as "Social Bonds". The information under the subcaptions "Social Bond Designation" and "Independent Second Party Opinion on Social Bond Designation and Disclaimer" below has been provided by Kestrel Verifiers.

None of the Department, the Underwriters, Stifel, Nicolaus & Co., Inc., Bond Counsel or Disclosure Counsel, has independently confirmed or verified the information below or assumed any obligation to ensure that the Series 2021A Bonds comply with any legal or other standards or principles that may be related to Social Bonds. "Social Bonds" is an entirely self-designating label lacking any objective guidelines or criteria, and the Department has designated the Series 2021A Bonds as Social Bonds based solely on their designation as Social Bonds by Kestrel Verifiers. The designation of the Series 2021A Bonds as Social Bonds does not entitle the Owner of any Series 2021A Bond to any benefit under the Internal Revenue Code. Owners of the Series 2021A Bonds do not have any security other than as described under "SECURITY FOR THE BONDS" herein.

Social Bond Designation

Per the International Capital Market Association ("ICMA"), Social Bonds are any type of bond instrument where the proceeds will be exclusively applied to finance or re-finance, in part or in full, new and/or existing eligible Social Projects and which are aligned with the four core components of the Social Bonds Principles. The four core components are: 1. Use of Proceeds; 2. Process for Project Evaluation and Selection; 3. Management of Proceeds; and 4. Reporting.

- Kestrel Verifiers has determined that: (a) the Series 2021A Bonds are in conformance with the four pillars of the ICMA Social Bond Principles, as described in Kestrel Verifiers' Second Party Opinion, (the "Second Party Opinion") which is attached hereto as APPENDIX J and (b) the uses of proceeds align with the Affordable Housing, Access to

Essential Services, and Socioeconomic Advancement and Empowerment eligible project categories by providing financing for low- and moderate-income first-time homebuyers.

- Upon the expenditure of the proceeds of the Series 2021A Bonds deposited into the Mortgage Loan Account, the Department expects to prepare a report regarding the 2021A Mortgage Loans consisting of the information set forth in APPENDIX K – USE OF PROCEEDS REPORT. Such reporting obligations is not included and not a part of the Department’s obligations under the Rule as described under the caption "CONTINUING DISCLOSURE OF INFORMATON."

Independent Second Party Opinion on Social Bond Designation and Disclaimer

For 20 years, Kestrel Verifiers has been a trusted consultant in sustainable finance. Kestrel Verifiers, a division of Kestrel 360, Inc. is an Approved Verifier accredited by the Climate Bonds Initiative (CBI) and an Observer for the ICMA Green Bond Principles. As such, Kestrel Verifiers is qualified to verify transactions in all asset classes worldwide for alignment with ICMA Green Bond Principles, Social Bond Principles, Sustainability Bond Guidelines and the Climate Bonds Initiative Standards and criteria.

The second party opinion(s) issued by Kestrel Verifiers does not and is not intended to make any representation or give any assurance with respect to any other matter relating to the bonds. Designations by Kestrel Verifiers are not a recommendation to any person to purchase, hold, or sell the bonds and such labeling does not address the market price or suitability of these bonds for a particular investor and does not and is not in any way intended to address the likelihood of timely payment of interest or principal when due.

In issuing the second party opinion, Kestrel Verifiers has assumed and relied upon the accuracy and completeness of the information made publicly available by the Department or that was otherwise made available to Kestrel Verifiers.

PLAN OF FINANCE

Proceeds of the Series 2021A Bonds will be deposited to the 2021A Mortgage Loan Account of the Mortgage Loan Fund and used to purchase 2021A Mortgage Certificates, to fund down payment and closing cost assistance, and to pay lender compensation related to the 2021A Mortgage Loans.

Proceeds of the Series 2021B Bonds will be applied to refund and redeem the Refunded Bonds.

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SOURCES AND USES OF FUNDS

The sources of funds and the uses in connection with the Series 2021 Bonds are expected to be approximately as set forth below.

	<u>SERIES 2021A</u>	<u>SERIES 2021B</u>	<u>TOTAL</u>
<u>SOURCES OF FUNDS</u>			
Bond Proceeds	\$ 105,625,390	\$ 61,369,927	\$ 166,995,317
Funds and Accounts related to the Refunded Bonds ⁽¹⁾	-	\$ 1,464,217	\$ 1,464,217
Issuer Contribution ⁽²⁾	\$ 2,532,138	-	\$ 2,532,138
TOTAL SOURCES	\$ 108,157,528	\$ 62,834,144	\$ 170,991,672
<u>USES OF FUNDS</u>			
Redemption of Refunded Bonds	-	\$ 62,063,632	\$ 62,063,632
2021A Mortgage Loan Account ⁽³⁾	\$ 106,800,000	-	\$ 106,800,000
Underwriter Compensation	\$ 715,874	\$ 395,459	\$ 1,111,333
Costs of Issuance	\$ 641,654	\$ 375,053	\$ 1,016,707
TOTAL USES	\$ 108,157,528	\$ 62,834,144	\$ 170,991,672

⁽¹⁾ Following the redemption of the Refunded Bonds, approximately \$3 million remaining in related funds and accounts will be released to the Residual Revenues Fund of the Indenture.

⁽²⁾ An additional amount of up to \$2,250,000 of Trust Indenture funds may be used for capitalized interest related to the Series 2021A Bonds.

⁽³⁾ Includes the purchase of 2021A Mortgage Certificates, down payment assistance funds, lender compensation and servicing fees for second mortgage loans.

THE SERIES 2021 BONDS

General

The Series 2021 Bonds will be dated the date of delivery. The Series 2021 Bonds are issuable only as fully registered bonds, without coupons, and will be registered in the name of Cede & Co., as registered owner and nominee for The Depository Trust Company, New York, New York ("DTC"), which will act as the Bond Depository for the Series 2021 Bonds. The Series 2021A Bonds will be available to purchasers in book-entry form only in denominations of \$5,000 or any integral multiple thereof, as more fully described herein. The Series 2021B Bonds will be available to purchasers in book-entry form only in denominations of \$1.00 and any integral multiple thereof, as more fully described herein. The principal or Redemption Price of, and interest on, the Series 2021 Bonds will be payable by the Trustee to DTC, which will be responsible for making such payments to DTC Participants (hereinafter defined) for subsequent remittance to the owners of beneficial interests in the Series 2021 Bonds or their nominees. See "APPENDIX I – SUMMARY OF INFORMATION REGARDING THE PROGRAM AND MORTGAGE LOANS AND OTHER MATTERS – DTC and Book-Entry."

The Series 2021 Bonds mature on the dates and in the amounts set forth on the inside cover hereof.

Interest Rates

The Series 2021 Bonds will accrue interest from the date of delivery, until maturity or prior redemption at the respective per annum rates of interest set forth on the inside cover page hereof. Interest accrued on the Series 2021A Bonds will be payable on July 1, 2021, and semiannually on each January 1 and July 1 thereafter until maturity or prior redemption. Interest accrued on the Series 2021B Bonds will be payable on the first day of each month, commencing May 1, 2021 until maturity or prior redemption. Interest on the Series 2021 Bonds will be calculated on the basis of a 360-day year composed of twelve 30-day months.

Redemption Provisions

Series 2021A Bonds

The Series 2021A Bonds are subject to optional redemption, special redemption, and mandatory sinking fund redemption at various times prior to their scheduled maturities at various Redemption Prices as described below. **The Department anticipates that a significant portion of the Series 2021A Bonds will be redeemed prior to their scheduled maturities as the result of the receipt by the Department of amounts representing Mortgage Loan Principal Payments (all amounts representing scheduled payments of principal and any Mortgage Loan Principal Prepayments) and from excess Revenues (including residual Trust Indenture revenues whether or not derived in connection with the Series 2021A Bonds).**

Special Redemption from Unexpended Proceeds of Series 2021A Bonds

The Series 2021A Bonds are subject to special redemption from unexpended proceeds of the Series 2021A Bonds, prior to their stated maturities, in whole or in part. The Redemption Price of the Series 2021A Bonds to be so redeemed shall be equal to (i) for Series 2021A Bonds other than the Premium Serial Bonds and Premium PAC Term Bonds, 100% of the principal amount thereof, and (ii) for the Premium Serial Bonds and the Premium PAC Term Bonds, the applicable Redemption Price as set forth in "APPENDIX G – UNEXPENDED PROCEEDS REDEMPTION PRICE FOR PREMIUM SERIAL BONDS AND PREMIUM PAC TERM BONDS," that maintains the original yield to maturity on the Premium Serial Bonds and to the Projected Weighted Average Life (in Years) from 100% through 400%, inclusive (Optional Call not Exercised), of the SIFMA Prepayment Model of such Premium PAC Term Bonds as set forth under "Average Life and Prepayment Speeds." Notwithstanding the foregoing, if the principal amount of Series 2021A Bonds to be so redeemed is less than \$250,000 (a "De Minimis Special Redemption"), such unexpended proceeds shall be treated as Mortgage Loan Principal Payments relating to the 2021A Mortgage Certificates and Series 2021A Bonds shall be redeemed as described below under "Special Redemption from 2021A Mortgage Loan Principal Payments."

Such redemption from unexpended proceeds shall also include accrued interest to, but not including, the date of redemption, and shall occur on March 1, 2022, or as soon as practicable after receipt by the Trustee of a certification of the Department that such amounts will not be used to purchase 2021A Mortgage Certificates, unless the Certificate Purchase Period is extended in accordance with the Trust Indenture. In no event will such redemption occur later than October 1, 2024.

As described in "INVESTMENT CONSIDERATIONS – Non-Origination of Mortgage Loans," over the past year, the Department has averaged over \$60 million per month in GNMA mortgage-backed securities issued that are backed by tax-exempt bond eligible mortgage loans, exclusive of loans for which a mortgage credit certificate was issued. The Department has not had an unexpended proceeds call since November 1, 2010.

Except for the De Minimis Special Redemption, the Series 2021A Bonds to be redeemed as described in this subcaption shall be selected by the Trustee on a pro rata basis among all maturities unless otherwise directed by the Department pursuant to a Letter of Instructions accompanied by a Cashflow Certificate.

Special Redemption from 2021A Mortgage Loan Principal Payments

The Series 2021A Bonds, other than the Premium Serial Bonds, are subject to redemption and shall be redeemed, in whole or in part, from time to time on the first day of each month on or after July 1, 2021,

after giving notice as provided in the Trust Indenture, at a Redemption Price equal to 100% of the principal amount of the Series 2021A Bonds or portions thereof to be redeemed, plus accrued interest to, but not including, the redemption date, from Mortgage Loan Principal Payments relating to the 2021A Mortgage Certificates transferred to the 2021A Special Redemption Account in accordance with the Trust Indenture.

In the event of a redemption from such Mortgage Loan Principal Payments, the Trustee shall select the particular Series 2021A Bonds to be redeemed as follows:

- (a) first, the Trustee shall redeem the Premium PAC Term Bonds, but only to the extent that the Outstanding principal amount of the Premium PAC Term Bonds following such redemption is not less than the Premium PAC Term Bonds Outstanding Applicable Amount as of such date;

The Premium PAC Term Bonds Outstanding Applicable Amount is as follows:

Premium PAC Term Bonds Outstanding Applicable		Premium PAC Term Bonds Outstanding Applicable	
Date	Amount (\$)	Date	Amount (\$)
6/1/2021	44,000,000	1/1/2024	36,390,000
7/1/2021	44,000,000	2/1/2024	35,895,000
8/1/2021	44,000,000	3/1/2024	35,475,000
9/1/2021	44,000,000	4/1/2024	35,045,000
10/1/2021	44,000,000	5/1/2024	34,600,000
11/1/2021	43,990,000	6/1/2024	34,150,000
12/1/2021	43,875,000	7/1/2024	33,310,000
1/1/2022	43,685,000	8/1/2024	32,795,000
2/1/2022	43,655,000	9/1/2024	32,360,000
3/1/2022	43,605,000	10/1/2024	31,925,000
4/1/2022	43,540,000	11/1/2024	31,490,000
5/1/2022	43,455,000	12/1/2024	31,060,000
6/1/2022	43,355,000	1/1/2025	30,265,000
7/1/2022	42,775,000	2/1/2025	29,765,000
8/1/2022	42,540,000	3/1/2025	29,345,000
9/1/2022	42,390,000	4/1/2025	28,930,000
10/1/2022	42,225,000	5/1/2025	28,515,000
11/1/2022	42,045,000	6/1/2025	28,100,000
12/1/2022	41,845,000	7/1/2025	27,355,000
1/1/2023	41,185,000	8/1/2025	26,870,000
2/1/2023	40,855,000	9/1/2025	26,465,000
3/1/2023	40,610,000	10/1/2025	26,065,000
4/1/2023	40,350,000	11/1/2025	25,665,000
5/1/2023	40,075,000	12/1/2025	25,265,000
6/1/2023	39,785,000	1/1/2026	24,565,000
7/1/2023	39,040,000	2/1/2026	24,105,000
8/1/2023	38,630,000	3/1/2026	23,720,000
9/1/2023	38,295,000	4/1/2026	23,335,000
10/1/2023	37,945,000	5/1/2026	22,955,000
11/1/2023	37,580,000	6/1/2026	22,570,000
12/1/2023	37,200,000	7/1/2026	21,910,000

Premium PAC Term Bonds Outstanding Applicable		Premium PAC Term Bonds Outstanding Applicable	
Date	Amount	Date	Amount
8/1/2026	21,465,000	5/1/2029	9,065,000
9/1/2026	21,095,000	6/1/2029	8,775,000
10/1/2026	20,725,000	7/1/2029	8,350,000
11/1/2026	20,355,000	8/1/2029	7,950,000
12/1/2026	19,990,000	9/1/2029	7,670,000
1/1/2027	19,365,000	10/1/2029	7,390,000
2/1/2027	18,940,000	11/1/2029	7,120,000
3/1/2027	18,585,000	12/1/2029	6,840,000
4/1/2027	18,235,000	1/1/2030	6,455,000
5/1/2027	17,880,000	2/1/2030	6,060,000
6/1/2027	17,530,000	3/1/2030	5,790,000
7/1/2027	16,950,000	4/1/2030	5,525,000
8/1/2027	16,535,000	5/1/2030	5,255,000
9/1/2027	16,195,000	6/1/2030	4,995,000
10/1/2027	15,860,000	7/1/2030	4,645,000
11/1/2027	15,525,000	8/1/2030	4,260,000
12/1/2027	15,190,000	9/1/2030	4,005,000
1/1/2028	14,645,000	10/1/2030	3,750,000
2/1/2028	14,235,000	11/1/2030	3,500,000
3/1/2028	13,915,000	12/1/2030	3,245,000
4/1/2028	13,595,000	1/1/2031	2,940,000
5/1/2028	13,275,000	2/1/2031	2,570,000
6/1/2028	12,955,000	3/1/2031	2,325,000
7/1/2028	12,460,000	4/1/2031	2,080,000
8/1/2028	12,050,000	5/1/2031	1,840,000
9/1/2028	11,740,000	6/1/2031	1,595,000
10/1/2028	11,430,000	7/1/2031	1,325,000
11/1/2028	11,125,000	8/1/2031	965,000
12/1/2028	10,820,000	9/1/2031	730,000
1/1/2029	10,355,000	10/1/2031	500,000
2/1/2029	9,950,000	11/1/2031	265,000
3/1/2029	9,655,000	12/1/2031	35,000
4/1/2029	9,360,000	1/1/2032 and thereafter	-0-

(b) amounts remaining following the redemptions described in clause (a) above shall be applied, unless otherwise directed by a Letter of Instructions accompanied by a Cashflow Certificate, to redeem all the Series 2021A Bonds (other than the Premium Serial Bonds and Premium PAC Term Bonds) on a proportionate basis until the Outstanding principal amount of all Series 2021A Bonds has been reduced to the Series 2021A Cumulative Applicable Amount as of such date.

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The Series 2021A Cumulative Applicable Amount is as follows:

Date	Series 2021A Cumulative Applicable Amount (\$)	Date	Series 2021A Cumulative Applicable Amount (\$)
6/1/2021	100,000,000	6/1/2025	49,610,000
7/1/2021	100,000,000	7/1/2025	47,915,000
8/1/2021	100,000,000	8/1/2025	46,825,000
9/1/2021	100,000,000	9/1/2025	45,760,000
10/1/2021	100,000,000	10/1/2025	44,715,000
11/1/2021	99,985,000	11/1/2025	43,700,000
12/1/2021	99,835,000	12/1/2025	42,700,000
1/1/2022	99,560,000	1/1/2026	41,235,000
2/1/2022	99,390,000	2/1/2026	40,295,000
3/1/2022	99,155,000	3/1/2026	39,380,000
4/1/2022	98,850,000	4/1/2026	38,480,000
5/1/2022	98,485,000	5/1/2026	37,605,000
6/1/2022	98,040,000	6/1/2026	36,745,000
7/1/2022	96,500,000	7/1/2026	35,470,000
8/1/2022	95,835,000	8/1/2026	34,745,000
9/1/2022	95,205,000	9/1/2026	34,035,000
10/1/2022	94,510,000	10/1/2026	33,350,000
11/1/2022	93,750,000	11/1/2026	32,680,000
12/1/2022	92,925,000	12/1/2026	32,030,000
1/1/2023	91,045,000	1/1/2027	30,495,000
2/1/2023	90,030,000	2/1/2027	29,890,000
3/1/2023	89,035,000	3/1/2027	29,300,000
4/1/2023	87,985,000	4/1/2027	28,725,000
5/1/2023	86,885,000	5/1/2027	28,165,000
6/1/2023	85,725,000	6/1/2027	27,625,000
7/1/2023	83,575,000	7/1/2027	26,200,000
8/1/2023	82,280,000	8/1/2027	25,695,000
9/1/2023	80,985,000	9/1/2027	25,205,000
10/1/2023	79,650,000	10/1/2027	24,730,000
11/1/2023	78,270,000	11/1/2027	24,270,000
12/1/2023	76,850,000	12/1/2027	23,820,000
1/1/2024	74,540,000	1/1/2028	22,500,000
2/1/2024	73,030,000	2/1/2028	22,085,000
3/1/2024	71,525,000	3/1/2028	21,680,000
4/1/2024	69,985,000	4/1/2028	21,290,000
5/1/2024	68,425,000	5/1/2028	20,915,000
6/1/2024	66,875,000	6/1/2028	20,545,000
7/1/2024	64,615,000	7/1/2028	19,305,000
8/1/2024	63,145,000	8/1/2028	18,965,000
9/1/2024	61,715,000	9/1/2028	18,635,000
10/1/2024	60,315,000	10/1/2028	18,315,000
11/1/2024	58,945,000	11/1/2028	18,005,000
12/1/2024	57,610,000	12/1/2028	17,705,000
1/1/2025	55,650,000	1/1/2029	16,550,000
2/1/2025	54,385,000	2/1/2029	16,275,000
3/1/2025	53,155,000	3/1/2029	16,015,000
4/1/2025	51,945,000	4/1/2029	15,760,000
5/1/2025	50,765,000	5/1/2029	15,510,000

Date	Series 2021A Cumulative Applicable Amount (\$)	Date	Series 2021A Cumulative Applicable Amount (\$)
6/1/2029	15,270,000	7/1/2033	3,855,000
7/1/2029	14,180,000	8/1/2033	3,750,000
8/1/2029	13,855,000	9/1/2033	3,660,000
9/1/2029	13,540,000	10/1/2033	3,570,000
10/1/2029	13,230,000	11/1/2033	3,480,000
11/1/2029	12,925,000	12/1/2033	3,395,000
12/1/2029	12,630,000	1/1/2034	3,235,000
1/1/2030	12,135,000	2/1/2034	3,145,000
2/1/2030	11,850,000	3/1/2034	3,065,000
3/1/2030	11,580,000	4/1/2034	2,990,000
4/1/2030	11,315,000	5/1/2034	2,910,000
5/1/2030	11,055,000	6/1/2034	2,840,000
6/1/2030	10,800,000	7/1/2034	2,700,000
7/1/2030	10,370,000	8/1/2034	2,620,000
8/1/2030	10,125,000	9/1/2034	2,555,000
9/1/2030	9,890,000	10/1/2034	2,490,000
10/1/2030	9,665,000	11/1/2034	2,420,000
11/1/2030	9,440,000	12/1/2034	2,360,000
12/1/2030	9,220,000	1/1/2035	2,240,000
1/1/2031	8,850,000	2/1/2035	2,170,000
2/1/2031	8,635,000	3/1/2035	2,110,000
3/1/2031	8,435,000	4/1/2035	2,055,000
4/1/2031	8,240,000	5/1/2035	2,000,000
5/1/2031	8,045,000	6/1/2035	1,950,000
6/1/2031	7,860,000	7/1/2035	1,845,000
7/1/2031	7,535,000	8/1/2035	1,785,000
8/1/2031	7,350,000	9/1/2035	1,740,000
9/1/2031	7,175,000	10/1/2035	1,690,000
10/1/2031	7,005,000	11/1/2035	1,645,000
11/1/2031	6,840,000	12/1/2035	1,600,000
12/1/2031	6,680,000	1/1/2036	1,505,000
1/1/2032	6,400,000	2/1/2036	1,455,000
2/1/2032	6,235,000	3/1/2036	1,410,000
3/1/2032	6,090,000	4/1/2036	1,370,000
4/1/2032	5,945,000	5/1/2036	1,330,000
5/1/2032	5,805,000	6/1/2036	1,290,000
6/1/2032	5,670,000	7/1/2036	1,215,000
7/1/2032	5,425,000	8/1/2036	1,170,000
8/1/2032	5,285,000	9/1/2036	1,135,000
9/1/2032	5,155,000	10/1/2036	1,100,000
10/1/2032	5,035,000	11/1/2036	1,065,000
11/1/2032	4,915,000	12/1/2036	1,030,000
12/1/2032	4,795,000	1/1/2037	965,000
1/1/2033	4,585,000	2/1/2037	930,000
2/1/2033	4,460,000	3/1/2037	895,000
3/1/2033	4,350,000	4/1/2037	865,000
4/1/2033	4,245,000	5/1/2037	835,000
5/1/2033	4,140,000	6/1/2037	805,000
6/1/2033	4,040,000	7/1/2037	755,000

Date	Series 2021A Cumulative Applicable Amount (\$)	Date	Series 2021A Cumulative Applicable Amount (\$)
8/1/2037	720,000	5/1/2039	205,000
9/1/2037	695,000	6/1/2039	190,000
10/1/2037	670,000	7/1/2039	165,000
11/1/2037	645,000	8/1/2039	145,000
12/1/2037	615,000	9/1/2039	130,000
1/1/2038	570,000	10/1/2039	115,000
2/1/2038	545,000	11/1/2039	105,000
3/1/2038	520,000	12/1/2039	90,000
4/1/2038	500,000	1/1/2040	65,000
5/1/2038	475,000	2/1/2040	50,000
6/1/2038	455,000	3/1/2040	35,000
7/1/2038	415,000	4/1/2040	25,000
8/1/2038	390,000	5/1/2040	10,000
9/1/2038	370,000	6/1/2040 and thereafter	-0-
10/1/2038	350,000		
11/1/2038	330,000		
12/1/2038	315,000		
1/1/2039	280,000		
2/1/2039	260,000		
3/1/2039	240,000		
4/1/2039	225,000		

(c) amounts remaining following the redemptions described in clauses (a) and (b) above shall be applied, unless otherwise directed by a Letter of Instructions accompanied by a Cashflow Certificate, to redeem all Series 2021A Bonds (excluding Premium Serial Bonds, but including the Premium PAC Term Bonds), on a proportionate basis after taking into account the amounts applied to redeem the Series 2021A Bonds pursuant to the above-described redemptions.

If any Series 2021A Bonds are redeemed pursuant to the provisions of the Trust Indenture described above in "Special Redemption from Unexpended Proceeds," the Premium PAC Term Bonds Outstanding Applicable Amount and the Series 2021A Cumulative Applicable Amount described above for the current and each future date will be reduced on a proportionate basis.

Special Redemption From Excess Revenues

The Series 2021A Bonds, other than the Premium Serial Bonds, are subject to redemption from Excess Revenues prior to maturity and may be redeemed, in whole or in part from time to time, on the first day of any month on or after July 1, 2021, after giving notice as provided in the Trust Indenture and in accordance with a Letter of Instructions provided by the Department, at a Redemption Price equal to 100% of the principal amount of the Series 2021A Bonds or portions thereof to be redeemed, plus accrued interest to, but not including, the redemption date. Excess Revenues may include amounts not derived in connection with the Series 2021A Bonds.

In the event of a redemption from Excess Revenues, the Trustee shall apply amounts transferred to the 2021A Special Redemption Account in accordance with the Trust Indenture to redeem the Series 2021A Bonds Outstanding in the same manner described in "Special Redemption from 2021A Mortgage Loan Principal Payments" above, unless otherwise instructed by the Department pursuant to a Letter of Instructions accompanied by a Cashflow Certificate.

Optional Redemption

The Series 2021A Bonds (except for the Premium PAC Term Bonds) maturing on or after July 1, 2030, are subject to redemption prior to maturity, in whole or in part at any time and from time to time, on and after January 1, 2030, at the option of the Department after giving notice as provided in the Trust Indenture, at a Redemption Price equal to 100% of the principal amount of such Series 2021A Bonds or portions thereof to be redeemed, plus accrued interest to, but not including, the redemption date.

The Premium PAC Term Bonds are subject to redemption prior to maturity, in whole or in part at any time and from time to time, on and after January 1, 2030, at the option of the Department after giving notice as provided in the Trust Indenture, at the Redemption Prices set forth below (expressed as a percentage of the Principal Amount to be redeemed), in each case together with interest accrued thereon to, but not including, the redemption date:

<u>Redemption Date</u>	<u>Redemption Price</u>
January 1, 2030	100.262%
July 1, 2030	100.142%
January 1, 2031	100.060%
July 1, 2031	100.014%
January 1, 2032 and thereafter	100.000%

If the Premium PAC Term Bonds are redeemed on a date other than a redemption date listed above, the Redemption Price, as of such redemption date, will be determined by the Department using straight-line interpolation between the Redemption Prices for the redemption dates listed above immediately preceding and succeeding such redemption date.

Mandatory Sinking Fund Redemption

The Series 2021A Bonds maturing on the dates specified below are subject to scheduled mandatory redemption prior to maturity and shall be redeemed after giving notice as provided in the Trust Indenture, in the aggregate principal amounts and on the dates set forth in the following tables, at a Redemption Price equal to 100% of the principal amount of Series 2021A Bonds or portions thereof to be redeemed, plus accrued interest if any, to, but not including, the redemption date:

\$5,215,000 Term Bonds Maturing July 1, 2036

<u>Date</u>	<u>Principal Amount (\$)</u>	<u>Date</u>	<u>Principal Amount (\$)</u>
1/1/2034	840,000	7/1/2035	875,000
7/1/2034	855,000	1/1/2036	885,000
1/1/2035	860,000	7/1/2036*	900,000

*Final Maturity

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\$9,815,000 Term Bonds Maturing July 1, 2041

Date	Principal Amount (\$)	Date	Principal Amount (\$)
1/1/2037	915,000	7/1/2039	990,000
7/1/2037	925,000	1/1/2040	1,000,000
1/1/2038	945,000	7/1/2040	1,020,000
7/1/2038	960,000	1/1/2041	1,035,000
1/1/2039	975,000	7/1/2041*	1,050,000

*Final Maturity

\$11,555,000 Term Bonds Maturing July 1, 2046

Date	Principal Amount (\$)	Date	Principal Amount (\$)
1/1/2042	1,070,000	7/1/2044	1,160,000
7/1/2042	1,095,000	1/1/2045	1,185,000
1/1/2043	1,110,000	7/1/2045	1,205,000
7/1/2043	1,130,000	1/1/2046	1,220,000
1/1/2044	1,145,000	7/1/2046*	1,235,000

*Final Maturity

\$13,475,000 Term Bonds Maturing July 1, 2051

Date	Principal Amount (\$)	Date	Principal Amount (\$)
1/1/2047	1,250,000	7/1/2049	1,355,000
7/1/2047	1,270,000	1/1/2050	1,380,000
1/1/2048	1,290,000	7/1/2050	1,405,000
7/1/2048	1,315,000	1/1/2051	1,425,000
1/1/2049	1,335,000	7/1/2051*	1,450,000

*Final Maturity

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\$44,000,000 Premium PAC Term Bonds Maturing January 1, 2052

Date	Principal Amount (\$)	Date	Principal Amount (\$)
7/1/2022	465,000	7/1/2037	710,000
1/1/2023	465,000	1/1/2038	720,000
7/1/2023	470,000	7/1/2038	730,000
1/1/2024	475,000	1/1/2039	740,000
7/1/2024	480,000	7/1/2039	750,000
1/1/2025	485,000	1/1/2040	765,000
7/1/2025	485,000	7/1/2040	775,000
1/1/2026	490,000	1/1/2041	785,000
7/1/2026	495,000	7/1/2041	800,000
1/1/2027	505,000	1/1/2042	810,000
7/1/2027	515,000	7/1/2042	815,000
1/1/2028	530,000	1/1/2043	830,000
7/1/2028	530,000	7/1/2043	840,000
1/1/2029	555,000	1/1/2044	855,000
7/1/2029	570,000	7/1/2044	870,000
1/1/2030	570,000	1/1/2045	880,000
7/1/2030	585,000	7/1/2045	895,000
1/1/2031	585,000	1/1/2046	910,000
7/1/2031	595,000	7/1/2046	930,000
1/1/2032	600,000	1/1/2047	950,000
7/1/2032	610,000	7/1/2047	965,000
1/1/2033	620,000	1/1/2048	980,000
7/1/2033	625,000	7/1/2048	995,000
1/1/2034	635,000	1/1/2049	1,010,000
7/1/2034	645,000	7/1/2049	1,025,000
1/1/2035	660,000	1/1/2050	1,040,000
7/1/2035	670,000	7/1/2050	1,055,000
1/1/2036	680,000	1/1/2051	1,075,000
7/1/2036	690,000	7/1/2051	1,090,000
1/1/2037	700,000	1/1/2052*	1,420,000

*Final Maturity

The principal amount of the Series 2021A Bonds to be redeemed on each such redemption date pursuant to mandatory sinking fund redemption shall be reduced by the principal amount of any Series 2021A Bonds having the same maturity and interest rate, which (A) at least 45 days prior to such mandatory sinking fund redemption date, (1) shall have been acquired by the Department and delivered to the Trustee for cancellation, or (2) shall have been acquired and canceled by the Trustee at the direction of the Department, or (3) shall have been redeemed other than pursuant to scheduled mandatory redemption, and (B) shall have not been previously credited against a scheduled mandatory sinking fund redemption.

Series 2021B Bonds

The Series 2021B Bonds are subject to optional redemption and special redemption at various times prior to their scheduled maturity. The Department anticipates that all of the Series 2021B Bonds will be redeemed prior to their scheduled maturity as the result of the receipt by the Department of amounts

representing Mortgage Loan Principal Payments on the 2021B Transferred Mortgage Certificates (all amounts representing scheduled payments of principal and any Mortgage Loan Principal Prepayments).

Special Redemption from 2021B Mortgage Loan Principal Payments

The Series 2021B Bonds are subject to redemption prior to maturity and shall be redeemed, in whole or in part, on the first day of each month at a Redemption Price equal to 100% of the principal amount of the Series 2021B Bonds or portions thereof to be redeemed plus accrued interest to, but not including, the redemption date from Mortgage Loan Principal Payments on the 2021B Transferred Mortgage Certificates received through the end of the prior month and transferred to the 2021B Special Redemption Account.

NO NOTICE OF REDEMPTION WILL BE GIVEN FOR REDEMPTIONS DESCRIBED IN THIS SUBCAPTION.

Optional Redemption

The Series 2021B Bonds are subject to redemption prior to maturity, in whole or in part, at any time and from time to time on and after January 1, 2030, at the option of the Department, after giving notice as provided in the Trust Indenture, at a Redemption Price equal to 100% of the principal amount of the Series 2021B Bonds or portions thereof to be redeemed, plus accrued interest to, but not including, the redemption date.

Special Redemption From Excess Revenues

The Series 2021B Bonds are subject to redemption from Excess Revenues prior to maturity and may be redeemed, in whole or in part, from time to time on the first day of any month on or after January 1, 2030, after giving notice as provided in the Trust Indenture and in accordance with a Letter of Instructions provided by the Department, at a Redemption Price equal to 100% of the principal amount of the Series 2021B Bonds or portions thereof to be redeemed, plus accrued interest to, but not including, the redemption date. Excess Revenues may include amounts not derived in connection with the Series 2021B Bonds.

Partial Redemption

Except as described in "THE SERIES 2021 BONDS – Redemption Provisions – Series 2021A Bonds – Special Redemption from Unexpended Proceeds of Series 2021A Bonds," "– Special Redemption from 2021A Mortgage Loan Principal Payments" and "– Special Redemption from Excess Revenues," the particular Series 2021 Bonds within a maturity to be redeemed in part shall be selected at random by the Trustee in such manner as the Trustee in its discretion may deem fair and appropriate. A portion of any Series 2021 Bond may be redeemed, but only in an Authorized Denomination. Upon surrender of any Series 2021 Bond for redemption in part, the Trustee will authenticate and deliver an exchange Series 2021 Bond in an Authorized Denomination in an aggregate principal amount equal to the unredeemed portion of the surrendered Series 2021 Bond. See "APPENDIX I – SUMMARY OF INFORMATION REGARDING THE PROGRAM AND MORTGAGE LOANS AND OTHER MATTERS – DTC and Book-Entry."

Notice of Redemption

Except as provided below, the Trustee shall give notice, in the name of the Department, of the redemption of Series 2021 Bonds to the holders thereof, which notice shall specify the maturity and interest rates of the Series 2021 Bonds to be redeemed, the redemption date and the method and place or places

where amounts due upon such redemption will be payable and, if less than all of the Series 2021 Bonds are to be redeemed, the letters and numbers or other distinguishing marks of such Series 2021 Bonds so to be redeemed, and, in the case of Series 2021 Bonds to be redeemed in part only, such notices shall also specify the respective portions of the principal amounts thereof to be redeemed. Such notice shall further state any conditions that must be satisfied prior to the redemption date and that on such date there shall become due and payable upon each Series 2021 Bond to be redeemed the Redemption Price thereof, or the Redemption Price of the specified portions of the principal amount thereof, in the case of Series 2021 Bonds to be redeemed in part only, together with interest accrued to the redemption date, and that from and after such date interest thereon shall cease to accrue and be payable. If applicable, such notice shall provide that the redemption of the Series 2021 Bonds is conditioned upon moneys being available for such purpose on the redemption date or such other conditions as may be set forth in such notice. See "THE SERIES 2021 BONDS – Conditional Notices of Redemption."

The Trustee shall mail a copy of such notice by first class mail, postage prepaid, not less than 30 days, nor more than 60 days prior to the redemption date to the holders of any Series 2021 Bonds or portions thereof which are to be redeemed, at the address shown on the registration books maintained by the Trustee.

NO NOTICE OF REDEMPTION WILL BE GIVEN TO ANY HOLDER OF THE DATE OR AMOUNT OF ANY SPECIAL REDEMPTION OF SERIES 2021B BONDS FROM MORTGAGE LOAN PRINCIPAL PAYMENTS.

Conditional Notices of Redemption

The Department reserves the right to give notice of its election or direction to redeem Series 2021 Bonds conditioned upon the occurrence of subsequent events.

Payment of Redeemed Bonds

Notice having been given as provided in the Trust Indenture, the Series 2021 Bonds or portions thereof so called for redemption shall become due and payable on the redemption date so designated at the Redemption Price, plus interest accrued and unpaid to the redemption date. If there shall be called for redemption less than all of a Series 2021 Bond, the Department shall execute and the Trustee shall authenticate and deliver, upon the surrender of such Series 2021 Bond, without charge to the owner thereof, for the unredeemed balance of the principal amount of the Series 2021 Bond so surrendered, Series 2021 Bonds of like maturity, interest rate and aggregate principal amount in any Authorized Denomination. If, on the redemption date, moneys for the redemption of all the Series 2021 Bonds or portions thereof of any like maturity to be redeemed, together with interest to the redemption date, shall be held by the Trustee so as to be available therefor on said date and if notice of redemption shall have been given as specified in the Trust Indenture, then, from and after the redemption date, interest on the Series 2021 Bonds or portions thereof of like maturity so called for redemption shall cease to accrue and become payable. If such moneys shall not be available on the redemption date, such Series 2021 Bonds or portions thereof shall continue to bear interest until paid at the same rate as they would have borne had they not been called for redemption.

Purchase in Lieu of Redemption

The Trust Indenture permits the purchase of Bonds, including the Series 2021 Bonds, in the open market in lieu of redemption of such Bonds. Any such purchase may be at a price not exceeding the then applicable Redemption Price for such Bonds.

Average Life and Prepayment Speeds

Prepayments on mortgage loans are commonly measured relative to a prepayment standard or model. The SIFMA Prepayment Model represents an assumed monthly rate of prepayment of the then outstanding principal balance of a pool of new mortgage loans. The SIFMA Prepayment Model does not purport to be either an historical description of the prepayment of any pool of mortgage loans or a prediction of the anticipated rate of prepayment of any pool of mortgage loans, including the 2021A Mortgage Certificates and the 2021B Transferred Mortgage Certificates. One hundred percent (100%) of the SIFMA Prepayment Model assumes prepayment rates of 0.2 percent per year of the then unpaid principal balance of such mortgage loans in the first month of the life of the mortgage loans and an additional 0.2 percent per year in each month thereafter (for example, 0.4 percent per year in the second month) until the 30th month. Beginning in the 30th month and in each month thereafter during the life of the mortgage loans, 100 percent of the SIFMA Prepayment Model assumes a constant prepayment rate of six percent per year. Multiples will be calculated from this prepayment rate speed e.g., 200 percent of the SIFMA Prepayment Model assumes prepayment rates will be 0.4 percent per year on month one, 0.8 percent per year in month two, reaching 12 percent per year in month 30 and remaining constant at 12 percent per year thereafter. The amounts shown in the tables under "THE SERIES 2021 BONDS—Redemption Provisions—Series 2021A Bonds" above for Premium PAC Term Bonds Outstanding Applicable Amount and for Series 2021A Cumulative Applicable Amount are based on many assumptions, including (i) receipt of prepayments on the 2021A Mortgage Loans equal to 100 percent of SIFMA's standard prepayment model (as further described below) (the "SIFMA Prepayment Model") in the case of Premium PAC Term Bonds Outstanding Applicable Amount and 400 percent of the SIFMA Prepayment Model in the case of the Series 2021A Cumulative Applicable Amount; and (ii) that 100 percent of the moneys on deposit in the 2021A Mortgage Loan Account attributable to the proceeds of the Series 2021A Bonds will be used to purchase 2021A Mortgage Certificates.

The following table assumes, among other things, that (i) all amounts in the 2021A Mortgage Loan Account will be used to purchase 2021A Mortgage Loans, all proceeds of the Series 2021B Bonds will be used to refund the Refunded Bonds, and a portion of the Mortgage Certificates securing the Refunded Bonds will be transferred into the 2021B Mortgage Loan Account; (ii) 2021A Mortgage Loans will be purchased on average on September 9, 2021; (iii) 2021A Mortgage Loans will have an original term of 30 years with 4 points of DPA and have an average interest rate of 3.18% per annum; (v) the remaining weighted average maturity of the 2021B Transferred Mortgage Certificates is 238 months and the weighted average mortgage rate of the 2021B Transferred Mortgage Certificates is 4.926%; (vi) Trustee's fees will be .02% per annum of the Series 2021A Bonds outstanding with an annual minimum of \$3,500 payable monthly and .02% per annum of the Series 2021B Bonds outstanding with an annual minimum of \$3,500 payable monthly; (vii) 2021A Mortgage Loans and 2021B Transferred Mortgage Certificates prepay at the indicated percentage of the SIFMA Prepayment Model; (viii) all 2021A Mortgage Loans are pooled and assigned to GNMA upon the issuance to the Trustee of GNMA Certificates and payments on such Mortgage Certificates are timely made and used on a timely basis to redeem the Series 2021A Bonds; (ix) the Series 2021A Bonds are not redeemed pursuant to unexpended proceeds redemption; (x) the Series 2021 Bonds, other than the Premium PAC Term Bonds where noted, are not redeemed pursuant to optional redemption; (xi) no amounts allocable to any other series of Bonds are used to cross-call the Series 2021 Bonds and no amounts allocable to the Series 2021A Bonds are used to cross-call any other series of Bonds; (xii) the Investment Securities held in the 2021A Mortgage Loan Account will pay interest at the rate of 0% per annum and the Investment Securities held in the Revenue Fund will pay interest at the rate of 0% per annum for the first three years and 0.05% per annum thereafter; (xiii) Series 2021 Bonds will be redeemed as described under "THE SERIES 2021 BONDS – Redemption Provisions – Series 2021A Bonds – Special Redemption from 2021A Mortgage Loan Principal Payments" for the respective Series 2021A Bonds or "THE SERIES 2021 BONDS – Redemption Provisions – Series 2021B Bonds – Special Redemption from 2021B Mortgage Loan Principal Payments" for the respective Series 2021B Bonds above, assuming Series 2021 Bonds are

redeemed monthly and (xiv) Series 2021A Bonds will be redeemed semi-annually as described under "Redemption from Excess Revenues."

Based on the foregoing and other assumptions, some or all of which may not reflect actual experience, the table below indicates the projected weighted average lives of the Premium PAC Term Bonds and the Term Bonds.

Projected Weighted Average Life (in Years) ⁽¹⁾

Series 2021A Bonds							Series 2021B Bonds
SIFMA Prepayment Model	Term Bonds due 7/1/2036	Term Bonds due 7/1/20241	Term Bonds due 7/1/2046	Term Bonds due 7/1/2051	PAC Term Bonds Due 1/1/2052		
					(Optional Call not Exercised)	(Optional Call Exercised)	
0%	13.9	18.0	23.0	27.9	16.9	7.9	11.4
50%	13.9	18.0	22.4	25.0	8.4	6.5	9.3
75%	13.9	17.4	20.5	21.8	6.6	5.9	8.4
100%	13.6	16.2	18.4	19.0	5.5	5.3	7.7
125%	12.5	14.4	16.0	16.2	5.5	5.3	7.0
150%	11.3	12.9	13.9	14.0	5.5	5.3	6.4
175%	10.4	11.5	12.2	12.2	5.5	5.3	5.9
200%	9.5	10.3	10.8	10.7	5.5	5.3	5.4
300%	6.6	6.9	6.9	6.9	5.5	5.3	4.0
400%	4.6	4.6	4.6	4.6	5.5	5.3	3.1
500%	4.5	4.4	4.4	4.4	4.1	4.0	2.5

⁽¹⁾The weighted average life of a bond is determined by (i) multiplying the amount of each principal payment by the number of years from the date of issuance of the bonds to the related principal payment date, (ii) adding the results and (iii) dividing the sum by the total principal paid on the bond.

In addition to the table above, APPENDIX F sets forth a table of additional average life-related data at various prepayment speeds.

The holder of less than all of the Outstanding principal amount of a Premium PAC Term Bond or a Term Bond may not achieve the results indicated above. The Department does not undertake to update this table or any other projections contained in this Official Statement based on the Department's actual experience with respect to repayment and prepayment of the Series 2021A Bonds.

The SIFMA Prepayment Model does not purport to be a prediction of the anticipated rate of prepayments of Mortgage Loans, and there is no assurance that the prepayments of the Mortgage Loans will conform to any of the assumed prepayment rates. The Department makes no representation as to the percentage of the principal balance of the Mortgage Loans that will be paid as of any date, as to the overall rate of prepayment or as to the projections or methodology set forth under this caption.

THE 2021B TRANSFERRED MORTGAGE CERTIFICATES

Upon delivery of the Series 2021B Bonds, the 2021B Transferred Mortgage Certificates will be allocated to the 2021B Mortgage Loan Account. Mortgage Loan Principal Payments on the 2021B Transferred Mortgage Certificates will be used to redeem the Series 2021B Bonds as described herein under "THE SERIES 2021 BONDS – Redemption Provisions – Series 2021B Bonds – Special Redemption from

2021B Mortgage Loan Principal Payments." The Trust Indenture does not grant a priority in the 2021B Mortgage Loan Account to the Series 2021B Bonds over any other Series of Bonds.

Based upon March 2021 factors, the outstanding principal amount of the 2021B Transferred Mortgage Certificates, as of March 31, 2021, is \$61,369,927. Substantially all of the 2021B Transferred Mortgage Certificates were acquired between August 2010 and July 2012. The Mortgage Loans underlying the 2021B Transferred Mortgage Certificates had original terms of thirty years. The following table reflects summary information with respect to the 2021B Transferred Mortgage Certificates:

<u>Mortgage Certificates</u>	<u>Outstanding Principal</u> *	<u>Weighted Average Pass-Through Rate</u> *	<u>Weighted Average Mortgage Rate</u> *	<u>Weighted Average Remaining Term (in months)</u> *
GNMA	\$61,369,927	4.426%	4.926%	238

* Based upon March 2021 factors.

For detailed data regarding the 2021B Transferred Mortgage Certificates see "APPENDIX H – DATA REGARDING THE 2021B TRANSFERRED MORTGAGE CERTIFICATES."

SECURITY FOR THE BONDS

Pledge of Trust Indenture

The Series 2021 Bonds, the Prior Bonds and, unless subordinated, all bonds subsequently issued pursuant to the Trust Indenture are equally and ratably secured by the Trust Indenture for the equal benefit, protection and security of the owners of the Bonds, each of which, regardless of time of issuance or maturity, is to be of equal rank without preference, priority or distinction, except as otherwise provided in the Trust Indenture.

Principal or Redemption Price of and interest on all Bonds are payable solely from and are secured by a pledge of and lien on the Trust Estate, which consists generally of the Revenues, Mortgages, Mortgage Loans (including Mortgage Certificates), money, and Investment Securities held in the Funds (excluding the Rebate Fund), and other property pledged under the Trust Indenture and any Supplemental Indenture. Revenues include all payments with respect to the Mortgage Loans (net of servicing, accounting and collection fees) which include Mortgage Certificates (net of servicing and guaranty fees) and the earnings on investments of amounts held under the Trust Indenture and any Supplemental Indenture. Revenues do not include payments made in order to obtain or maintain mortgage insurance and fire and other hazard insurance with respect to Mortgage Loans (including Mortgage Certificates), and any payments required to be made with respect to Mortgage Loans (including Mortgage Certificates) for taxes, other governmental charges, and other similar charges customarily required to be escrowed on mortgage loans or commitment fees or other financing charges paid by a Mortgage Lender or the Master Servicer to the Department in connection with a commitment to sell and deliver Mortgage Loans (including Mortgage Certificates) to the Department.

The structure of Program 97 allows Eligible Borrowers to choose between various levels of down payment assistance. All Mortgage Loans are expected to be Assisted Loans, bearing interest at annual rates announced from time to time by the Department. All Assisted Loans are accompanied by a second lien loan

with no stated interest, due on sale, refinancing, or maturity, and a 30-year term (the "DPA Loans") in an amount equal to a percentage of the original principal amount of the related first lien Assisted Loan.

The Series 2021 Bonds are limited obligations of the Department and are payable solely from the Revenues and funds pledged for the payment thereof as more fully described herein. Neither the State nor any agency of the State, other than the Department, nor the United States of America nor any agency, department or other instrumentality thereof, including GNMA, and Fannie Mae, is obligated to pay the principal or Redemption Price of, or interest on, the Series 2021 Bonds. Neither the faith and credit nor the taxing power of the State or the United States of America is pledged, given or loaned to such payment. The Department has no taxing power. GNMA and Fannie Mae guarantee only the payment of the principal of and interest on the GNMA Certificates and Fannie Mae Certificates, respectively, when due and do not guarantee the payment of the Series 2021 Bonds or any other obligations issued by the Department.

Supplemental Mortgage Security

The Trust Indenture requires that each Mortgage Loan be further secured by Supplemental Mortgage Security, if any, as provided in the Supplemental Indenture authorizing the Series of Bonds used to purchase such Mortgage Loan. Pursuant to the Thirty-Fourth Supplemental Indenture, the Department has determined that the Supplemental Mortgage Security for the 2021A Mortgage Loans shall be the guaranty of timely payment of principal and interest provided by Ginnie Mae pursuant to the Ginnie Mae Certificates.

Cashflow Statement and Asset Test

The Department is required to deliver periodically a "Cashflow Statement" prepared or verified by a nationally-recognized firm experienced in preparing mortgage revenue bond cashflows, comparing estimates of Revenues with the debt service requirements and Department Expenses with respect to Outstanding Bonds, which Cashflow Statement must demonstrate the sufficiency of such Revenues to pay scheduled debt service on the Bonds and Department Expenses at their respective requirements under each of the scenarios required by the Rating Agencies. Under the terms of the Trust Indenture, such Cashflow Statements must incorporate certain assumptions concerning Mortgage Loan Principal Prepayments, reinvestment rates, expenses and certain other assumptions as required by the Rating Agencies. The Cashflow Statement is required to be prepared (i) upon the issuance of a Series of Bonds; (ii) upon the adjustment of the interest rate or rates on a Series of Bonds, unless otherwise required by the applicable Series Supplement; (iii) upon the purchase or redemption of Bonds other than as assumed in the Cashflow Statement most recently filed with the Trustee; (iv) upon the application of Mortgage Loan Principal Payments other than as assumed in the Cashflow Statement most recently filed with the Trustee; (v) upon the application of amounts in the Residual Revenues Fund other than as assumed in the Cashflow Statement most recently filed with the Trustee; (vi) at such times, if any, as may be required by a Supplemental Indenture; and (vii) not later than two and one-half years after the date of filing of the most recent Cashflow Statement. The Department, at its option, may file a revised or amended Cashflow Statement with the Trustee at any time.

The Department has covenanted in the Trust Indenture that it will not make, acquire, refinance or sell Mortgage Loans or Mortgage Certificates or purchase or redeem Bonds, including the Series 2021 Bonds, or take certain other actions permitted under the Trust Indenture, unless such actions are consistent with the assumptions set forth in its most recent Cashflow Statement.

Moneys held under the Trust Indenture in excess of the amounts required by the Asset Test (hereinafter described) may, at the written direction of the Department accompanied by a Cashflow Certificate, be transferred to the Department to be used for any purpose authorized or permitted by the Act,

free and clear of the pledge and lien of the Trust Indenture. In general, the Asset Test is deemed satisfied if the outstanding principal balance of the Mortgage Loans and Mortgage Certificates and money and Investment Securities held in all Funds (other than the Cost of Issuance Fund, Expense Fund, Rebate Fund and any mortgage pool self-insurance reserve established by the Department with respect to Mortgage Loans) is at least equal to 102% of the principal amount of Bonds Outstanding. See "THE TRUST INDENTURE – Residual Revenues Fund."

Additional Bonds

Various series of Bonds, including refunding Bonds, may be issued as provided in the Trust Indenture on a parity with the Bonds of all other Series, secured by a pledge of and lien on the Trust Estate. As a condition to the issuance of additional Bonds, including refunding Bonds, the Department must deliver various items to the Trustee including the opinions of Bond Counsel to the effect that, among other things, the series of Bonds is validly issued in accordance with the Trust Indenture and the Act. The Department must also deliver to the Trustee a Cashflow Statement which gives effect to the issuance of such additional Bonds as described above under "Cashflow Statement and Asset Test" and a written confirmation from each Rating Agency that the issuance of Bonds of each Series will not adversely affect the rating then in effect on any Outstanding Bonds (determined without regard to any Credit Agreement). The Department has reserved the right to adopt one or more other bond indentures and to issue other obligations payable from sources other than the Trust Estate or, payable from the Trust Estate, including the Revenues, if the pledge of and lien on the Trust Estate and the Revenues is junior to or subordinate to the pledge of and lien on the Trust Estate and the Revenues.

Outstanding Subordinate Lien Obligation

The Department entered into a Loan Agreement dated September 28, 2016 (the "Subordinate Loan Agreement"), with Woodforest National Bank ("Woodforest") for a secured draw down credit facility in an aggregate principal amount not to exceed \$10,000,000 as evidenced by the Department's Series 2016 Issuer Note (the "Subordinate Note"). The Department has drawn the full \$10,000,000 authorized amount under the Subordinate Loan Agreement, all of which currently is outstanding. The Subordinate Note bears interest at 1.0% per annum and no scheduled interest or principal payments are payable until the stated maturity date of September 28, 2026. The Subordinate Note is secured by and payable solely from a lien on and pledge of the Trust Estate established by the Trust Indenture, which lien and pledge expressly is subordinate to the lien and pledge of the Trust Estate securing the Series 2021 Bonds and the Outstanding Prior Bonds. Proceeds from the Subordinate Note were used to make down payment assistance loans to qualified borrowers. Upon the occurrence of an event of default under the terms of the Subordinate Loan Agreement (which includes whenever the amount determined pursuant to the Asset Test is less than 102% plus the then outstanding amount of the Subordinate Note), the Subordinate Note will bear interest at a per annum rate of 6.0% and the outstanding principal amount thereof may be declared to be immediately due and payable. Upon the Trustee's receipt of written notice from Woodforest that the Department has failed to pay the Subordinate Note in full when due, the Trustee will transfer the unpaid amount from the Residual Revenues Fund to Woodforest to the extent permitted by the provisions of the Trust Indenture described in the last paragraph under "THE TRUST INDENTURE – Residual Revenues Fund."

Sale of Mortgage Certificates and Mortgage Loans

The Department may, at its election, sell, assign, transfer or otherwise dispose of any Mortgage Loan or Mortgage Certificate, in whole or in part, or any of the rights of the Department with respect to any Mortgage Loan or Mortgage Certificate, in whole or in part, free and clear of the lien of the Trust Indenture, but only if a Cashflow Statement establishes that such sale, assignment, transfer or other disposition will not adversely affect the ability of the Department to pay when due the principal or

Redemption Price of and interest on the Bonds and the Rating Agency shall have confirmed that such sale, assignment, transfer or other disposition will not have an adverse effect on the rating then in effect on the Bonds. The Department may also sell any Mortgage Loan, Mortgage Certificate or other obligation evidencing or securing a Mortgage Loan if it is necessary for the Department to take such action in order to maintain the excludability of interest on any of the Bonds from gross income for federal income tax purposes. If proceeds from the sale of the Mortgage Certificates are to be applied to the redemption of Series 2021 Bonds, such Series 2021 Bonds must be redeemed under the applicable redemption provision of the Trust Indenture. See "THE SERIES 2021 BONDS – Redemption Provisions."

Certain Information as to Revenues, Investments, Debt Service and Department Expenses

On the basis of the Cashflow Statement prepared in connection with the issuance of the Series 2021 Bonds, the Department expects that the scheduled payments, together with Mortgage Loan Principal Prepayments received, if any, of the principal of and interest on the Mortgage Loans and the Mortgage Certificates and amounts held under the Trust Indenture and the earnings thereon, will be sufficient to pay the principal or Redemption Price of and interest on the Series 2021 Bonds and all other Prior Bonds Outstanding when due. In arriving at the foregoing conclusions, the Department has included all Series 2021 Bonds and Prior Bonds but has not considered the issuance of additional Bonds or the application or investment of the proceeds thereof. Since obligations issued under the Trust Indenture, unless subordinated, will rank equally and ratably with the Series 2021 Bonds and the Prior Bonds with respect to the security afforded by the Trust Indenture, the availability of money for repayment thereof could be significantly affected by the issuance, application and investment of proceeds of additional Bonds.

The maturity of and mandatory sinking fund installments of the Series 2021 Bonds have been established on the basis of the consolidated scheduled payments of the Mortgage Loans (including Mortgage Certificates) under the Trust Indenture. The interest rates on the Mortgage Loans acquired with moneys made available from the issuance of the Series 2021 Bonds will be established so that, together with payments of principal of and interest on the Mortgage Loans and the Mortgage Certificates outstanding under the Trust Indenture and moneys on deposit in the various funds and accounts under the Trust Indenture (as well as income derived from investments thereof), sufficient Revenues will be expected to be available to pay on a timely basis the principal of and interest on all Bonds outstanding under the Trust Indenture, including the Series 2021 Bonds and certain other amounts required to be paid under the Trust Indenture. Such expectation is based on, among others, the following assumptions:

- (a) moneys held in the Mortgage Loan Fund, the Revenue Fund and the Residual Revenues Fund will be invested at the rates per annum applicable to each (a portion of the earnings from which may be subject to rebate to the United States Department of Treasury), and timely payments will be made to the Trustee of amounts due under such investments;
- (b) the payments on the Mortgage Loans (including the Mortgage Certificates) will be made in full and received by or on behalf of the Department on the 30th day following their scheduled payment dates;
- (c) the Mortgage Lenders, the servicers, and the Master Servicers will perform their duties in a timely manner;
- (d) all future expenses with respect to the Bonds and administering and servicing the Mortgage Loans, including the Trustee's fees and payment of Department Expenses, will be paid in full on a timely basis from interest paid on the Mortgage Loans and the Mortgage Certificates and investment income on funds held by the Trustee;

(e) all of the lendable proceeds of the Series 2021A Bonds will be used to purchase Mortgage Certificates representing Mortgage Loans with terms of thirty (30) years that will provide for payment of principal and interest in approximately equal monthly installments; and

(f) the proceeds of the Series 2021A Bonds will be used to provide for the purchase of Mortgage Certificates, all of which are projected to be GNMA Certificates.

The Department makes no assurances that the foregoing assumptions can be realized, particularly in times of market turmoil. In particular, the Department establishes the interest rates on the Mortgage Loans (including Mortgage Certificates) on an ongoing basis as the Department deems necessary and appropriate, subject to the requirements of the Trust Indenture, including the Cashflow Statement. Interest rates are determined by reference to conventional mortgage rates, availability of mortgage funding alternatives, historical interest rate patterns and the Department's cost of funds.

INVESTMENT CONSIDERATIONS

COVID-19

The outbreak of a new strain of coronavirus ("COVID-19"), an upper respiratory tract illness first identified in Wuhan, China, has spread to numerous countries across the globe, including the United States. The World Health Organization has characterized COVID-19 as a pandemic. The worldwide outbreak of COVID-19 has caused significant disruptions to the world and United States economies.

As a result of the COVID-19 pandemic, the U.S. government, the State of Texas and Texas local governments have imposed restrictions on travel, public gatherings and large group events, ordered residents to stay at home, promoted work-at-home, and ordered closure of schools, restaurants, bars, and other public venues. The President of the United States has declared a state of emergency and the Governor of the State of Texas has declared a state of disaster as a result of the COVID-19 pandemic.

On March 27, 2020, President Trump signed into law the Coronavirus Aid, Relief, and Economic Security Act ("CARES Act") to address the crisis created by the COVID-19 pandemic. Direct aid to citizens was included among the relief measures in the CARES Act. Among other things, the CARES Act provides that (a) lenders are prohibited from foreclosing all mortgage loans which are FHA insured, VA, HUD or Rural Housing guaranteed, or purchased or securitized by Fannie Mae or Freddie Mac (collectively, "Federal Single Family Loans") for a period of 60-days commencing March 18, 2020, and (b) until the sooner of the termination of the pandemic or December 31, 2020, Federal Single Family Loan borrowers directly or indirectly facing economic difficulties as a result of the coronavirus can seek up to 360 days of payment forbearance. The CARES Act does not allow fees, penalties or additional interest to be charged as a result of delayed payments.

The CARES Act also directs the Federal Reserve Bank to provide liquidity to the financial system through a new facility to purchase certain new issuances of securities by eligible issuers, including housing finance agencies and other state and local governments. Such injection of liquidity follows recent actions by the Federal Reserve, including the purchase of U.S. Treasury securities and Ginnie Mae, Fannie Mae and Freddie Mac mortgage-backed securities, facilitating the flow of credit to municipalities by expanding its Money Market Mutual Fund Liquidity Facility to include a wider range of securities, including municipal variable rate demand notes (such as variable rate demand obligations of housing finance agencies).

Separately, Ginnie Mae has announced a program to assist Ginnie Mae seller/servicers which experience financial hardships in meeting their obligations to advance funds and/or repurchase loans due to the forbearance provisions of the CARES Act. Ginnie Mae stated it will implement a "pass-through assistance program" through which Ginnie Mae seller/servicers with payment shortfalls may request that

Ginnie Mae advance (subject to Ginnie Mae approval) the difference between available funds and the scheduled payments to investors. Ginnie Mae stated that the program would apply initially to seller/services of single family loans and that it anticipated the program subsequently applying to multifamily loans, as well.

On March 29, 2020, President Trump extended the Coronavirus Guidelines for America, calling upon Americans to take actions to slow the spread of COVID-19 in the United States, through April 30, 2020. On March 31, 2020, the Governor of Texas issued additional executive orders that, among other items, extended his prior order closing schools for in-person classes through May 4, 2020. On April 17, 2020, the Governor issued several executive orders to begin the process of lifting certain restrictions related to COVID-19, including authorizing certain retail and healthcare facilities to open under certain guidelines; however, extended the temporary closure of in-person classes for the remainder of the 2019-20 school year. On March 2, 2021, the Governor issued an executive order which lifted COVID-19 restrictions related to business openings and the mask mandate. However, the order does not prevent businesses from requiring the use of masks.

On March 11, 2021, President Joe Biden signed into law the American Rescue Plan Act of 2021 ("ARP"). The ARP is a \$1.9 trillion stimulus legislation with the purpose of speeding the economic recovery from the COVID-19 pandemic. Key elements of the ARP include: extending expanded unemployment benefits; \$1,400 direct payments to certain individuals and families; emergency paid leave; extension of 15% increase in food stamps; \$26 billion for rental assistance and \$350 billion in aid to state and local governments.

The pandemic is an ongoing situation. At this time, the Department cannot determine the overall impact the pandemic, including the federal and State responses thereto, will have on its programs, the Trust Estate or the operations of the Department.

Termination of Mortgage Loans and Mortgage Certificates

The maturity and sinking fund redemption installments of the Series 2021A Bonds were determined on the basis of the assumption that there will be no early terminations of the Mortgage Loans or the Mortgage Certificates relating to the Series 2021A Bonds. The Department expects Mortgage Loans and Mortgage Certificates relating to the Series 2021A Bonds will be terminated prior to final maturity as a result of Mortgage Loan Principal Prepayments. All Mortgage Loan Principal Prepayments relating to the Series 2021A Bonds will be deposited in the Revenue Fund and transferred to the 2021A Special Redemption Account for use to redeem Series 2021A Bonds or other Bonds in accordance with the Trust Indenture or used to acquire new Mortgage Loans or participations therein. **Accordingly, the Department anticipates that a significant portion of the Series 2021A Bonds will be redeemed prior to their scheduled maturity.**

Mortgage Loan Principal Prepayments

The Department anticipates that the Trustee will receive Mortgage Loan Principal Prepayments on the Mortgage Certificates. Mortgage Loan Principal Prepayments are usually the result of the resale of the premises securing a Mortgage Loan or the refinancing of a Mortgage Loan due to changes in mortgage interest rates. Therefore, economic and financial market conditions may have a significant short-term effect on the rate of prepayments. The Department is not aware of any means which would allow it to accurately predict the actual level of prepayments it will receive from the Mortgage Certificates. Mortgage Loan Principal Prepayments on the Mortgage Certificates may be applied to the prepayment of the Series 2021 Bonds or used to acquire new Mortgage Loans or participations therein. See "THE SERIES 2021 BONDS—Redemption Provisions—Series 2021A Bonds—Special Redemption from 2021A Mortgage

Loan Principal Payments and "– Series 2021B Bonds – Special Redemption from 2021B Mortgage Loan Principal Payments."

Non-Origination of Mortgage Loans

One of the principal factors in originating Mortgage Loans is the availability of funds to make such loans at interest rates and on other terms that prospective borrowers can afford and will find attractive. The Department has determined that there is a shortage of funds in the State to make such loans at interest rates and on terms that a substantial number of potential borrowers within the State can afford. Should mortgage interest rate levels decline, or should one or more alternative governmental programs become available at below market rates, mortgage loans could become available at rates competitive with or lower than the rate specified for the Mortgage Loans, and the total amount of Mortgage Loans anticipated to be originated under the Program may not be so originated.

The failure to originate Mortgage Loans, or the inability to deliver Mortgage Certificates to the Trustee in the amounts contemplated from proceeds of the Series 2021A Bonds, will result in redemption of Series 2021A Bonds prior to their stated maturities. See "THE SERIES 2021 BONDS – Redemption Provisions – Series 2021A Bonds – Special Redemption from Unexpended Proceeds of Series 2021A Bonds."

Over the past year, the Department has averaged over \$60 million per month in GNMA mortgage-backed securities issued that are backed by tax-exempt bond eligible mortgage loans, exclusive of loans for which a mortgage credit certificate was issued. The Department has not had an unexpended proceeds call since November 1, 2010.

Availability of Remedies

The remedies available to the owners of the Series 2021 Bonds upon an Event of Default under the Trust Indenture or other documents described herein are in certain respects dependent upon regulatory and judicial actions which are often subject to discretion and delay. Under existing constitutional and statutory law and judicial decisions, including specifically Title 11 of the United States Code, the remedies specified by the federal bankruptcy laws, the Trust Indenture and the various Program documents may not be readily available or may be limited. The various legal opinions to be delivered concurrently with the delivery of the Series 2021 Bonds will, therefore, be qualified, as to the enforceability of the various legal instruments, by limitations imposed by bankruptcy, reorganization, insolvency, or other similar laws affecting the rights of creditors generally and by general principles of equity which permit the exercise of judicial discretion, and by principles of sovereign immunity.

THE DEPARTMENT

General

The Department, a public and official agency of the State of Texas (the "State") was created pursuant to and in accordance with Chapter 2306, Texas Government Code, as amended from time to time (together with other laws of the State applicable to the Department, the "Act"). The Department is the successor agency to the Texas Housing Agency (the "Agency") and the Texas Department of Community Affairs (the "TDCA"), both of which were abolished by the Act and their functions and obligations transferred to the Department. One of the purposes of the Department is to provide for the housing needs of individuals and families of low, very low and extremely low income and families of moderate income in the State. Pursuant to the Act, the Department may issue bonds, notes or other obligations to finance or refinance residential housing and to refund bonds previously issued by the Agency, the Department or

certain other quasi-governmental issuers. The Act specifically provides that the revenue bonds of the Agency become revenue bonds of the Department.

The Department is subject to the Texas Sunset Act (Chapter 325, Texas Government Code, as amended, hereinafter referred to as the "Sunset Act") and its continued existence is subject to a review process that resulted in passage of legislation in the Seventy-Eighth Legislative Session in 2003 which continued the Department in existence until September 1, 2011. House Bill 3361 extended the existence of the Department until September 2025, at which time it will be subject to review. The Sunset Act, however, recognizes the continuing obligation of the State to provide for the payment of bonded indebtedness incurred by a State agency abolished under the provisions thereof and provides that the Governor of the State shall designate an appropriate State agency to continue to carry out all covenants with respect to any bonds outstanding, including the payment of any bonds from the sources provided in the proceedings authorizing such bonds.

In the Act, the State also pledges and agrees with the holders of any bonds issued under the Act that the State will not limit or alter the rights vested in the Department to fulfill the terms of any agreements made with the holders thereof that would in any way impair the rights and remedies of such holders until such bonds, together with the interest thereon, interest on any unpaid installments of interest and all costs and expenses incurred in connection with any action or proceeding by or on behalf of such holders, are fully met and discharged.

Governing Board

The Department is governed by a governing board (the "Board") consisting of seven public members, appointed by the Governor, with the advice and consent of the State Senate. Board members hold office for six-year staggered terms. Each member serves until his or her successor is appointed and qualified. Each member is eligible for reappointment. Members serve without compensation but are entitled to reimbursement for actual expenses incurred in performing their duties of office. The Act requires the Governor to make appointments so that the places on the Board are occupied by persons who have a demonstrated interest in issues related to housing and support services and who broadly reflect the geographic, economic, cultural, and social diversity of the State, including ethnic minorities, persons with disabilities, and women.

The Governor of the State designates a member of the Board to serve as the presiding officer (the "Chair") of the Board at the pleasure of the Governor. The Chair presides at all meetings and performs such other duties as may be prescribed from time to time by the Board and by the Act. In addition, the members of the Board elect one of its members as assistant presiding officer (the "Vice Chair") to perform the duties of the Chair when the Chair is not present or is incapable of performing such duties. The Board also elects a Secretary and a Treasurer (which offices may be held by one individual and neither office-holder must be a Board member) to perform the duties prescribed by the Board.

The current members of the Board, their occupations and their terms of office are as follows:

LEO VASQUEZ, Chair and Board Member. Corporate finance and business management consultant, Houston, Texas. His term expires January 31, 2023.

LESLIE BINGHAM, Vice Chair and Board Member. Chief Executive Officer of Valley Baptist Medical Center-Brownsville, Brownsville, Texas. Her term expires January 31, 2019.

BRANDON BATCH, Board Member. Business Development Manager for Ventura Management, Midland, Texas. His term expires January 31, 2021.

PAUL A. BRADEN, Board Member. Partner and Head of Public Finance for the United States at Norton Rose Fulbright, Dallas, Texas. His term expires January 31, 2023.

AJAY THOMAS, Board Member. Executive Vice President and U.S. Head of Public Finance for FHN Financial, a division of First Horizon Bank, Austin, Texas. His term expires January 31, 2025.

SHARON THOMASON, Board Member. President of S Arthur Services, Lubbock, Texas. Her term expires January 31, 2021.

[VACANT]

All of the above Board members have been appointed by the Governor and confirmed by the State Senate. Any Board member whose term has expired or who has tendered his or her resignation continues to serve until his or her successor has been appointed.

Administrative Personnel

The Act provides that the Department is to be administered by an Executive Director to be employed by the Board with the approval of the Governor. The Executive Director serves at the pleasure of the Board, but may also be removed by a newly elected Governor who did not approve the Executive Director's appointment by action taken within 90 days after such Governor takes office. The Executive Director is responsible for administering the Department and its personnel. The Executive Director may, within the limitations established by the General Appropriations Act, employ other employees necessary for the discharge of the duties of the Department, subject to the annual budget and the provisions of any resolution authorizing the issuance of the Department's bonds.

Currently, the Department has 308 employees. The following is a biographical summary of certain of the Department's senior staff members who have responsibility with respect to single-family housing matters.

ROBERT WILKINSON, Executive Director. Mr. Wilkinson was hired by the Governing Board to serve as the Executive Director at the Board meeting of July 25, 2019, and he began his tenure on August 15, 2019. Most recently, Mr. Wilkinson served as the Deputy Budget Director to Texas Governor Greg Abbott. Mr. Wilkinson served in the Budget and Policy Division within the Office of the Governor for the first three legislative sessions of Governor Abbott's administration; 2015, 2017, and 2019. His duties included the development of the Governor's proposed budgets, the analysis and tracking hundreds of filed bills including the General Appropriations Act, the development of policy, and the coordination of governance with executive state agencies. Housing and TDHCA were important elements of Mr. Wilkinson's portfolio of responsibility from 2014 (under former Governor Rick Perry) through 2019. Before 2014, Mr. Wilkinson held other positions within the Office of the Governor and worked in the private sector in various capacities including a stint as a project manager at a large commercial electrical contractor. Mr. Wilkinson received his Bachelor of Arts from the University of Texas at Austin.

MONICA GALUSKI, Director of Bond Finance and Chief Investment Officer. Ms. Galuski joined the Department in 2014. She has 20 years of experience in municipal housing finance in both the public and private sectors. Ms. Galuski oversees the Department's TBA program, single family bond program, multifamily bond program, and homeownership activities. Ms. Galuski received a Bachelor of Science in Financial Management from Arizona State University.

CATHY GUTIERREZ, Director of the Texas Homeownership Division. Cathy began her career at the Texas Department of Housing and Community Affairs in 1992. Her first position was

with the Finance and Accounting Division in Loan Administration and progressed through several positions in the Community Affairs, Housing Finance, and HOME Divisions. In 2003 she joined the Texas Homeownership Division. During her 12 year tenure in the Division, Cathy served as the Business Development Officer and Program Manager, assisting in new program structure, marketing, lender and Realtor trainings, business development, lender participation process, and consumer related inquires. In April 2015, Cathy became the Director of the Texas Homeownership Division. She is responsible for the development and administration of the Single Family Homeownership and Mortgage Credit Certificate programs.

JAMES "BEAU" ECCLES, General Counsel. J. Beau Eccles joined the Department in June 2015 as its General Counsel and is responsible for coordination of all internal and external legal counsel for the Department. Before joining the Department, Mr. Eccles served as an Assistant Texas Attorney General for thirteen years, including five years as Deputy Chief, then two years as Chief, of the General Litigation Division. Mr. Eccles is a graduate of the Texas Tech School of Law, and received his B.A. from the University of Texas at Austin.

Department Usage of Cares Act Funds

As part of the State's response to the COVID-19 pandemic, the Department has allocated approximately \$105.9 million of the State's CARES Act funds for use in rent and mortgage payments assistance including eviction diversion. These funds are designed to provide short term relief to income eligible renters and homeowners who are behind in their rent or mortgage payments and may be at risk of eviction or foreclosure.

THE TRUST INDENTURE

General

The Trust Indenture, which includes the Master Indenture and each of the Series Supplements and amendments thereto relating to the Bonds, contains various covenants and security provisions, certain of which are summarized below. In addition, the Trust Indenture contains requirements for the purchase of Mortgage Loans and certain covenants with respect to applicable provisions of federal income tax law. See "TAX MATTERS RELATED TO THE SERIES 2021A BONDS." Reference should be made to the Trust Indenture, a copy of which may be obtained from the Department, for a full and complete statement of its provisions.

Funds and Accounts

The following Funds have been established under the Master Indenture: Mortgage Loan Fund; Cost of Issuance Fund; Revenue Fund; Interest Fund; Principal Fund; Special Redemption Fund; Residual Revenues Fund; and Expense Fund and the 1998/1999A Special Mortgage Loan Fund established under the Tenth Series Supplement. The Series Supplements create within each Fund separate accounts for each Series or related Series of Bonds. The Thirty-Fourth Supplemental Indenture and the Thirty-Fifth Supplemental Indenture each creates an account for the related Series of Series 2021 Bonds within each listed Fund. The accounts so created do not grant a priority of one Series of Bonds over that of any other Series of Bonds, but are for accounting purposes only. In addition, the Thirty-Fourth Supplemental Indenture establishes a 2021A Rebate Fund.

Mortgage Loan Fund

The Trustee is required to apply amounts in the Mortgage Loan Fund to pay the costs of making, acquiring, or refinancing Mortgage Loans (including the acquisition of Mortgage Certificates), and accrued interest thereon, if so directed in a Letter of Instructions from the Department. Any such disbursements are required to be within the certificate purchase period relating to the particular Series of Bonds. The Trustee is required to transfer amounts in the Mortgage Loan Fund relating to an account established for each Series of the Bonds to the Special Redemption Fund at the end of each Mortgage Loan origination period for such Series to pay the Redemption Price of Bonds of each Series to be redeemed or the purchase price of Bonds to be purchased. To the extent required by the provisions of the Master Indenture summarized below under the subheading "Withdrawals from Funds to Pay Debt Service", amounts in the Mortgage Loan Fund may be applied to the payment of principal or Redemption Price of and interest on the Bonds. See "SECURITY FOR THE BONDS –Sale of Mortgage Certificates and Mortgage Loans" and "APPENDIX I – SUMMARY OF INFORMATION REGARDING THE PROGRAM AND MORTGAGE LOANS AND OTHER MATTERS – The Program and the Mortgage Loans – Mortgage Loans."

Cost of Issuance Fund

Amounts credited to the Cost of Issuance Fund may be applied to pay Costs of Issuance. If at any time amounts on deposit in the Cost of Issuance Fund are in excess of the amounts reasonably required to pay Costs of Issuance (and do not represent proceeds of the Series 2021 Bonds), the Department may transfer such excess to the Department.

Revenue Fund

All Revenues are required to be deposited into the Revenue Fund promptly upon receipt by the Department. Prior to the transfer of any other amount from the Revenue Fund, the Department may transfer from the Revenue Fund an amount equal to any rebatable arbitrage to the Rebate Fund. On or before each interest payment date on the Bonds, the Trustee will transfer from the Revenue Fund to the Interest Fund an amount which, when added to any amounts already on deposit therein, will equal the amount of interest to become due and payable on the Bonds on such interest payment date.

On or before each maturity date and each date fixed for the redemption of Bonds, the Trustee is required to transfer amounts on deposit in the Revenue Fund representing Mortgage Loan Principal Payments to the Principal Fund, the Mortgage Loan Fund or to the Special Redemption Fund at the Department's direction by a Letter of Instructions accompanied by a Cashflow Certificate or, in the absence of such instructions, as required by the Series Supplements.

On or before each maturity date and each date fixed for redemption of Bonds, the Trustee also must transfer from the Revenue Fund the other amounts on deposit therein in the following order of priority:

- (a) first, to the Interest Fund, an amount, if any, which, when added to any amounts already on deposit therein, will equal the amount of interest to become due and payable on the Bonds on such maturity date or redemption date;
- (b) second, to the Principal Fund, an amount which, when added to any amounts already on deposit therein, will equal the principal amount of all Bonds maturing on such date and the Redemption Price of all Bonds becoming subject to scheduled mandatory redemption on such redemption date;

(c) third, to the Expense Fund, the amount or amounts specified in the Series Supplements applicable to the Bonds then Outstanding as being necessary to pay Department Expenses consisting of amounts, if any, to be paid to obtain or maintain Supplemental Mortgage Security;

(d) fourth, to the Expense Fund, the amount then required for the payment of Department Expenses (other than as described in clause (c) above), but not in excess of the maximum amount specified in the applicable Series Supplements applicable to the Bonds then Outstanding;

(e) fifth, to the Special Mortgage Loan Fund, the amount, if any, specified in the most recent Cashflow Statement as required by the Series Supplement to maintain the tax-exempt status of the Bonds; and

(f) finally, to the Residual Revenues Fund, the portion, if any, of the amount remaining in the Revenue Fund on such maturity date or redemption date after the foregoing transfers, which the Department directs to be so transferred. Any such amounts transferred to the Residual Revenues Fund constitute "Excess Revenues." See "THE TRUST INDENTURE – Residual Revenues Fund."

Interest Fund and Principal Fund

The Trustee is required to pay out of the Interest Fund by each interest payment date or date fixed for redemption of Bonds, the amount required for the interest payment due on such date. The Trustee is required to pay out of the Principal Fund by each date on which Bonds mature or become subject to scheduled mandatory redemption, the amount required for the payment of the principal amount of Bonds maturing and the Redemption Price of the Bonds subject to scheduled mandatory redemption on such date.

The Trustee, at any time at the direction of the Department in a Letter of Instructions accompanied by a Cashflow Certificate, is required to apply amounts available in the Principal Fund to pay the purchase price of Bonds.

Special Redemption Fund

Amounts in the Special Redemption Fund are required to be applied by the Trustee to pay the Redemption Price of the Bonds becoming subject to redemption (other than by scheduled mandatory redemption) or, at the direction of the Department, may be transferred to the Revenue Fund if notice of redemption has not been given or such amounts have not been committed to the purchase of Bonds. The Trustee, at any time at the direction of the Department in a Letter of Instructions accompanied by a Cashflow Certificate, is required to apply amounts available in the Special Redemption Fund to pay the purchase price of Bonds.

Expense Fund

Amounts in the Expense Fund may be paid out from time to time by the Department for Department Expenses, taxes, insurance, foreclosure fees, including appraisal and legal fees, security, repairs and other expenses incurred by the Department in connection with the protection and enforcement of its rights in any Mortgage Loan and the preservation of the mortgaged property securing such Mortgage Loans. Excess amounts in the Expense Fund may be transferred to the Revenue Fund at the direction of the Department.

Residual Revenues Fund

During such time as the Department is not meeting the asset test described in the next paragraph (the "Asset Test"), amounts in the Residual Revenues Fund are required to be retained in the Residual Revenues Fund or transferred to the Mortgage Loan Fund or the Special Redemption Fund, as directed by

a Letter of Instructions from the Department accompanied by a Cashflow Certificate or, in the absence of such instructions, as may be required by the applicable Series Supplements.

The Department will be deemed to have met the Asset Test if: (i) the Department has on file with the Trustee a Cashflow Statement giving effect to a transfer and release proposed as described in the next paragraph; and (ii) as of the date of such Cashflow Statement, the sum of the outstanding principal balance of the Mortgage Loans and the Mortgage Certificates, and the money and Investment Securities (valued at their amortized values as required by the Trust Indenture) held in all Funds (other than the Cost of Issuance Fund, the Expense Fund and any mortgage pool self-insurance reserve established by the Department with respect to the Mortgage Loans) is at least equal to 102% of the aggregate principal amount of Bonds then Outstanding.

If at any time the Department meets the Asset Test, the Trustee is required to apply amounts in the Residual Revenues Fund (in excess of those required to be maintained under the Trust Indenture in order to permit the Department to continue to meet the Asset Test) as follows: (i) the Trustee is required to transfer such amounts to the Mortgage Loan Fund or the Special Redemption Fund or remit such amounts to the Department to be used for any purpose authorized or permitted by the Act, free and clear of the pledge and lien of the Trust Indenture, if so directed by a Letter of Instructions from the Department; or (ii) in the absence of such instructions, the Trustee is required to retain such amounts in the Residual Revenues Fund.

Rebate Fund

Funds on deposit in the Rebate Fund are required to be withdrawn periodically by the Department and set aside to pay any amounts required to be rebated to the United States under applicable provisions of federal income tax law.

Withdrawals from Funds to Pay Debt Service

If on any interest payment date on the Bonds, after giving effect to the transfers from the Revenue Fund described above, the amount in the Interest Fund or the Principal Fund is less than the amount required to make interest and principal payments then due, the Trustee shall transfer from the following Funds in the following order of priority the amount of such deficit and apply such amount to pay interest and principal as necessary: (i) Residual Revenues Fund; (ii) Special Redemption Fund; and (iii) Mortgage Loan Fund.

None of the following are deemed available under the Trust Indenture for the payment of debt service on the Bonds: (i) the moneys in the Special Redemption Fund which are to be used to redeem Bonds as to which notice of redemption has been given or committed to the purchase of Bonds; (ii) moneys in the Mortgage Loan Fund which are to be used to make, acquire, or refinance Mortgage Loans with respect to which the Department has entered into commitments with borrowers, Mortgage Lenders or others; or (iii) Mortgage Loans credited to the Mortgage Loan Fund.

Investments

Moneys held in the Mortgage Loan Fund, the Revenue Fund, the Interest Fund, the Principal Fund, the Special Redemption Fund, and the Residual Revenues Fund are required to be invested and reinvested by the Trustee or by any Depository holding all or a portion of the moneys in such Funds, in accordance with instructions from the Department and moneys held in the Cost of Issuance Fund and the Expense Fund are required to be invested and reinvested by the Department or by any Depository holding all or a portion of the moneys in such Funds, in accordance with instructions from the Department, to the fullest extent practicable and if permitted by the Act, in Investment Securities the principal of which the Department estimates will be received not later than such times as will be necessary to provide moneys when needed

for payments to be made from each such Fund. See "SECURITY FOR THE BONDS – Investment of Funds" and "APPENDIX I – SUMMARY OF INFORMATION REGARDING THE PROGRAM AND MORTGAGE LOANS AND OTHER MATTERS – Texas Treasury Safekeeping Trust Company."

Interest earned from investing any moneys in any Fund or profits realized from any investments in any Fund are required to be retained in such Fund until it contains the amount required by the Trust Indenture to be deposited therein; thereafter such earnings and profits, net of any losses (except that which represents a return of accrued interest paid in connection with the purchase by the Department, the Trustee or any Depository of any investment), are required to be transferred to the Revenue Fund.

Other Department Covenants

The Department is required to keep proper books of records and accounts (separate from all other records and accounts) in which complete and correct entries must be made of its transactions in accordance with generally accepted accounting principles. The Department is required to file annually, within 180 days after the close of each Bond Year, with the Trustee, and otherwise as provided by law, a copy of an annual report for such year, accompanied by an accountant's certificate, including the following statements in reasonable detail: a statement of financial position as of the end of such Bond Year; and a statement of Revenues and Department Expenses for such Bond Year. The Department at all times is required to appoint, retain and employ competent personnel for the purpose of carrying out its programs and must establish and enforce reasonable rules, regulations, tests and standards governing the employment of such personnel at reasonable compensation, salaries, fees and charges, and all persons employed by the Department must be qualified for their respective positions.

Events of Default

Each of the following events is an "Event of Default" under the Trust Indenture: (i) default in the due and punctual payment of the principal or Redemption Price of any Bond when due; (ii) default in the due and punctual payment of any installment of interest on any Bond when due; (iii) default by the Department in the performance or observance of any other of its covenants, agreements, or conditions in the Trust Indenture or in the Bonds, and the continuance of such default for a period of 60 days after written notice thereof to the Department by the Trustee or to the Department and to the Trustee by the owners of not less than 10% in principal amount of the Bonds then Outstanding; or (iv) the commencement of various proceedings involving the Department in bankruptcy or seeking reorganization, arrangement, readjustment or composition of its debts or for any other relief under the federal bankruptcy laws or under any other insolvency act or law, state or federal, now or hereafter existing, or seeking the involuntary appointment of a receiver or trustee of the Department or for all or a substantial part of its property, and unless commenced by or consented to by the Department, their continuation for 90 days undismissed or undischarged.

Bondholders' Rights in the Event of Default

If an Event of Default occurs and is continuing, then the Trustee may and, upon the written request of the owners of not less than 25% in aggregate principal amount of the Bonds then Outstanding, must, by written notice delivered to the Department, declare the principal of the Bonds then Outstanding and the interest accrued thereon immediately due and payable; subject, however, to the right of the owners of more than 50% in aggregate principal amount of the Bonds then Outstanding, by written notice to the Department and to the Trustee, to annul such declaration and destroy its effect at any time if all Events of Default, other than those arising from nonpayment of principal or interest due solely as a result of such acceleration, have been cured. Such annulment will not extend to nor affect any subsequent Event of Default nor impair or exhaust any right or power consequent thereon.

If any Event of Default occurs and is continuing, then the Trustee may and, upon the written request of the owners of not less than 25% in aggregate principal amount of the Bonds then Outstanding, must: (i) by mandamus or other suit, action or proceeding at law or in equity require the Department to perform its covenants, representations and duties under the Trust Indenture; (ii) bring suit upon the Bonds; (iii) by action or suit in equity require the Department to account as if it were the trustee of a trust for the owners of the Bonds; (iv) by action or suit in equity enjoin any acts or things which may be unlawful or in violation of the rights of the owners of the Bonds; or (v) take such other steps to protect and enforce its rights and the rights of the owners of the Bonds, whether by action, suit or proceeding in aid of the execution of any power granted in the Trust Indenture or for the enforcement of any other appropriate legal or equitable remedy.

If any Event of Default occurs and is continuing, then the Trustee may, and upon written request by the owners of not less than 25% in aggregate principal amount of the Bonds then Outstanding, and upon being indemnified to its satisfaction, must, proceed by suit or suits, at law or in equity or by any other appropriate legal or equitable remedy, to enforce payment of the principal of and interest on the Bonds under a judgment or decree of a court or courts of competent jurisdiction or by the enforcement of any other appropriate legal or equitable remedy, as the Trustee deems most effectual to protect and enforce any of its rights or the rights of the Bondholders under the Trust Indenture.

Application of Proceeds

The proceeds received by the Trustee in case of an Event of Default, together with all securities and other moneys which may then be held by the Trustee as a part of the Trust Estate, are required to be applied in order, as follows:

- (a) to the payment of the reasonable and proper charges, expenses and liabilities of the Trustee;
- (b) to the payment of the interest and principal then due on the Bonds, as follows:
 - (i) unless the principal of all the Bonds has become or has been declared due and payable, to the payment to the persons entitled thereto of: first, all installments of interest then due, in order of maturity, and, if the amount available is not sufficient to pay in full any installments maturing on the same date, then to the payment thereof ratably, according to the amounts due thereon, without any discrimination or preference; and second, the unpaid principal or Redemption Price of any Bonds which shall have become due, whether at maturity or by call for redemption, in the order of their due dates, and, if the amount available is not sufficient to pay in full all the Bonds due on any date, then to the payment thereof ratably, according to the principal amount or Redemption Price due on such date, without any discrimination or preference; and
 - (ii) if the principal of all the Bonds has become or has been declared due and payable, to the payment of the principal and interest then due and unpaid upon the Bonds without preference or priority of principal over interest or of interest over principal, or of any installment of interest over any other installment of interest or of any Bond over any other Bond, ratably, according to the amounts due respectively for principal and interest, to the persons entitled thereto without any discrimination or preference; and
- (c) to the payment of the amounts required for reasonable and necessary Department Expenses.

Trustee

The Bank of New York Mellon Trust Company, N.A., is currently the Trustee for all Series of Bonds issued under the Trust Indenture.

The Department is required to pay reasonable compensation to the Trustee, any Depositories and any paying agent (other than the GNMA Paying Agent) for all services rendered under the Trust Indenture, and also all reasonable expenses, charges, counsel fees and other disbursements, including those of their attorneys, agents and employees, incurred in and for the performance of their powers and duties under the Trust Indenture.

The Trustee may be removed, with or without cause, if so requested by the holders of at least a majority in aggregate principal amount of the Bonds then Outstanding. In addition, the Trustee may be removed, with or without cause, at any time (unless an Event of Default has occurred and is continuing) by resolution of the Governing Board of the Department; provided, that all holders of Bonds be given notice of such action and the Department shall not have received, within 60 days after such notice, written objections to such action by the holders of at least a majority in aggregate principal amount of the Bonds then Outstanding. The Trustee may also resign, upon appropriate notice. In either event, a successor is required to be appointed. Any successor Trustee must be a bank or trust company organized under the laws of the United States of America or any state thereof or a national banking association doing business, and having capital stock and surplus aggregating at least \$75,000,000, which is willing and able to accept the office on reasonable and customary terms and which is authorized by law to perform all the duties imposed on it by the Trust Indenture.

So long as the Department's Series 2009C-2 Bonds are Outstanding (which constitute Prior Bonds but are included with the Refunded Bonds), no successor Trustee under the Trust Indenture may be appointed under the Trust Indenture without the prior written consent of Fannie Mae and Freddie Mac.

Depositories

The Department may appoint one or more depositories to hold all or a designated portion of the moneys and investments subject to the lien and pledge of the Trust Indenture (other than moneys and securities required to be held in the Interest Fund, the Principal Fund and the Special Redemption Fund). Any depository appointed by the Department must be: (i) the State Comptroller, acting by and through the Texas Treasury Safekeeping Trust Company, a special-purpose corporate trust company organized under the laws of the State of Texas; or (ii) a bank or trust company organized under the laws of the United States or any state thereof and having capital stock and surplus of at least \$50,000,000 which the Department determines to be capable of properly discharging its duties in such capacity and which is acceptable to the Trustee. See " APPENDIX I – SUMMARY OF INFORMATION REGARDING THE PROGRAM AND MORTGAGE LOANS AND OTHER MATTERS – Texas Treasury Safekeeping Trust Company."

All moneys and securities deposited with any Depository under the provisions of the Trust Indenture are required to be held in trust for the Trustee or the Department, as applicable, and the Bondholders, and may not be applied in any manner that is inconsistent with the provisions of the Trust Indenture.

Any Depository may at any time resign and be discharged of its duties and obligations under the Trust Indenture by giving at least 60 days' written notice to the Department and the Trustee. Any Depository may be removed at any time by the Department by resolution of the Governing Board of the Department.

Supplemental Indentures without Consent of Bondholders

For any one or more of the following purposes and at any time or from time to time, a Supplemental Indenture may be executed and delivered by the Department and the Trustee, without the consent of any Bondholders: (i) to authorize Bonds of a Series and to specify the matters relative to such Bonds which are not contrary to or inconsistent with the Trust Indenture; (ii) to cure any ambiguity, supply any omission, or cure or correct any defect or inconsistent provision in the Trust Indenture; (iii) to insert such provisions clarifying matters or questions arising under the Trust Indenture as are necessary or desirable and are not contrary to or inconsistent with the Trust Indenture as theretofore in effect; (iv) to grant to or confer upon the Trustee for the benefit of the Bondholder any additional rights, remedies, powers, authority or security that may be lawfully granted to or conferred upon the Trustee; (v) to close the Trust Indenture against, or provide limitations on, the delivery of Bonds; (vi) to add to the covenants of the Department in the Trust Indenture other covenants which are not inconsistent with the Trust Indenture; (vii) to add to the restrictions in the Trust Indenture other restrictions to be observed by the Department which are not inconsistent with the Trust Indenture; (viii) to surrender any right, power or privilege reserved to or conferred upon the Department by the terms of the Trust Indenture that is not inconsistent with the Trust Indenture; (ix) to confirm the subjection to any lien or pledge created by the Trust Indenture of the Trust Estate or any other moneys; (x) to modify any of the provisions of the Trust Indenture in any other respect, effective only after all Bonds of any Series Outstanding at the date of adoption of such Supplemental Indentures shall cease to be outstanding; (xi) to amend the Trust Indenture to permit its qualification under the Trust Indenture Act of 1939 or any state blue sky law; (xii) to add to the definition of Investment Securities in accordance with the provisions of such definition; or (xiii) to make any other change in the Trust Indenture which does not, in the opinion of the Trustee, materially and adversely affect the rights of the holders of the Bonds.

Amendment of Trust Indenture with Consent of Bondholders

The Department and the Trustee, at any time and from time to time, may execute and deliver a Supplemental Indenture for the purpose of making any modification or amendment to the Trust Indenture, but only with the prior written consent of the holders of at least 2/3 in aggregate principal amount of the Bonds then Outstanding at the time such consent is given, and in case less than all of the several Series of Bonds then Outstanding are affected by the modification or amendment, of the holders of at least 2/3 in principal amount of the Bonds of each Series so affected and Outstanding at the time such consent is given; provided, however, that if such modification or amendment will, by its terms, not take effect so long as any Bonds of any particular Series and maturity remain Outstanding, the consent of the holders of such Bonds will not be required and such Bonds will not be deemed to be Outstanding for the purpose of any calculation of Outstanding Bonds under the Trust Indenture. Notwithstanding the foregoing, no modification or amendment contained in any such Supplemental Indenture may permit any of the following, without the consent of each Bondholder whose rights are affected thereby: (i) a change in the terms of maturity or redemption of any Bond or of any installment of interest thereon; (ii) a reduction in the principal amount or Redemption Price of any Bond or in the rate of interest thereon; (iii) the creation of a lien on or a pledge of the Revenues or any part thereof, other than the lien and pledge of the Trust Indenture or as permitted by the Trust Indenture; (iv) the granting of a preference or priority of any Bond or Bonds over any other Bond or Bonds; or (v) a reduction in the aggregate principal amount or classes of Bonds of which the consent of the holders is required to effect any such modification or amendment. For the purposes of the Trust Indenture, a Series is deemed to be affected by a modification or amendment of the Trust Indenture if the same adversely affects or diminishes the rights of the owners of Bonds of such Series. The Trustee is required to determine whether or not in accordance with the foregoing powers of amendment Bonds of any particular Series would be affected by any modification or amendment of the Trust Indenture and any such determination will be binding and conclusive on the Department and all holders of Bonds.

Defeasance

If the Department pays irrevocably or causes to be paid irrevocably, or there otherwise is paid, to the owners of all Bonds the principal amount or Redemption Price, if applicable, and interest due or to become due thereon, at the times and in the manner stipulated therein and in the Trust Indenture, then the pledge of the Trust Estate under the Trust Indenture and all covenants, agreements and other obligations of the Department to the Bondholders, will thereupon terminate. Bonds or interest installments for the payment or redemption of which moneys are held in trust by the Trustee or any paying agent at the maturity or redemption date thereof will be deemed to have been paid within the meaning of the Trust Indenture. In addition, all Outstanding Bonds of any Series will be deemed to have been paid within the meaning of the Trust Indenture if: (i) in case any of the Bonds are to be redeemed on any date prior to their maturity, the Department has given to the Trustee irrevocable instructions to give notice of redemption of such Bonds on said date; (ii) there has been deposited with the Trustee or any paying agent either moneys in an amount which are sufficient, or Government Obligations not subject to redemption prior to the maturity thereof, the principal of and the interest on which when due will provide moneys which, together with the moneys, if any, deposited with the Trustee or any paying agent at the same time, are sufficient to pay when due the principal or Redemption Price, if applicable, and interest due and to become due on said Bonds on and prior to the redemption date or maturity date thereof, as the case may be; and (iii) in the event said Bonds are not to be redeemed within the next succeeding 60 days, the Department has given the Trustee irrevocable instructions to give a notice to the owners of such Bonds that the deposit required by (ii) above has been made with the Trustee or paying agent and that said Bonds are deemed to have been paid in accordance with the Trust Indenture and stating such maturity or redemption date upon which moneys are to be available for the payment of the principal or Redemption Price, if applicable, on said Bonds.

Any moneys held for the payment of any of the Bonds which remain unclaimed for three years after the date when such Bonds have become due and payable, either at their stated maturity dates or by call for earlier redemption must, at the written request of the Department, be repaid to the Department, free from trust, and the Bondholders thereafter may look only to the Department for the payment of such Bonds.

TAX MATTERS RELATING TO THE SERIES 2021A BONDS

The following discussion of certain federal income tax considerations is for general information only and is not tax advice. Each prospective purchaser of the Series 2021A Bonds should consult its own tax advisor as to the tax consequences of the acquisition, ownership and disposition of the Series 2021A Bonds.

Tax Exemption

In the opinion of Bracewell LLP, Bond Counsel, subject to certain conditions set forth in the opinion and under existing law, (i) interest on the Series 2021A Bonds is excludable from gross income for federal income tax purposes and (ii) interest on the Series 2021A Bonds is not a specific preference item subject to the alternative minimum tax. A copy of the proposed form of opinion of Bond Counsel is attached hereto as APPENDIX C.

The Code imposes a number of requirements that must be satisfied in order for interest on state or local obligations, such as the Series 2021A Bonds, to be excludable from gross income for federal income tax purposes. These requirements include the various mortgage eligibility, arbitrage, targeted area, recapture, use of proceeds and information reporting requirements discussed more fully below under the caption "Federal Income Tax Requirements." The Department has covenanted in the Trust Indenture that it will comply with these requirements.

Bond Counsel's opinion will assume continuing compliance with the procedures, safeguards and covenants of the Master Servicer and the covenants of the Department in the Trust Indenture and the Program Agreements pertaining to those sections of the Code that affect the excludability of the interest on the Series 2021A Bonds from gross income for federal income tax purposes, and in addition, will rely on representations by the Department, the Department's Financial Advisor, the Master Servicer, the Mortgage Lenders and the Underwriters with respect to matters solely within the knowledge of the Department, the Department's Financial Advisor, the Master Servicer, the Mortgage Lenders and the Underwriters, respectively, which representations Bond Counsel has not independently verified. If the Department, a Mortgage Lender, or the Master Servicer fails to comply with such procedures, safeguards and covenants or if such representations should be determined to be inaccurate or incomplete, interest on the Series 2021A Bonds could become includable in gross income from the date of original delivery thereof, regardless of the date on which the event causing such inclusion occurs.

Except as stated above, Bond Counsel will express no opinion as to the amount of interest on the Series 2021A Bonds or any federal, state or local tax consequences resulting from the receipt or accrual of interest on, acquisition, ownership or disposition of the Series 2021A Bonds.

Bond Counsel's opinions are based on existing law, which is subject to change. Such opinions are further based on Bond Counsel's knowledge of facts as of the date thereof. Bond Counsel assumes no duty to update or supplement its opinions to reflect any facts or circumstances that may thereafter come to its attention or to reflect any changes in any law that may thereafter occur or become effective. Moreover, Bond Counsel's opinions are not a guarantee of result and are not binding on the Internal Revenue Service (the "Service"); rather, such opinions represent Bond Counsel's legal judgment based upon its review of existing law and in reliance upon the representations and covenants referenced above that it deems relevant to such opinions. The Service has an ongoing audit program to determine compliance with rules that relate to whether interest on state or local obligations is includable in gross income for federal income tax purposes. No assurance can be given as to whether or not the Service will commence an audit of the Series 2021A Bonds. If an audit is commenced, in accordance with its current published procedures, the Service is likely to treat the Department as the taxpayer and the Owners may not have a right to participate in such audit. Public awareness of any future audit of the Series 2021A Bonds could adversely affect the value and liquidity of the Series 2021A Bonds, regardless of the ultimate outcome of the audit.

Collateral Tax Consequences

Prospective purchasers of the Series 2021A Bonds should be aware that the ownership of tax-exempt obligations may result in collateral federal income tax consequences to financial institutions, life insurance and property and casualty insurance companies, certain S corporations with Subchapter C earnings and profits, individual recipients of Social Security or Railroad Retirement benefits, taxpayers who may be deemed to have incurred or continued indebtedness to purchase or carry tax-exempt obligations, low and middle income taxpayers otherwise qualifying for the health insurance premium assistance credit, and individuals otherwise qualifying for the earned income tax credit. In addition, certain foreign corporations doing business in the United States may be subject to the "branch profits tax" on their effectively connected earnings and profits, including tax-exempt interest such as interest on the Series 2021A Bonds. These categories of prospective purchasers should consult their own tax advisors as to the applicability of these consequences. Prospective purchasers of the Series 2021A Bonds should also be aware that, under the Code, taxpayers are required to report on their returns the amount of tax-exempt interest, such as interest on the Series 2021A Bonds, received or accrued during the year.

Tax Accounting Treatment of Original Issue Premium

The issue price of the Series 2021A Bonds may exceed the stated Redemption Price payable at maturity of such Series 2021A Bonds. Such Series 2021A Bonds (the "Premium Bonds") are considered for federal income tax purposes to have "bond premium" equal to the amount of such excess. The basis of a Premium Bond in the hands of an initial owner is reduced by the amount of such excess that is amortized during the period such initial owner holds such Premium Bond in determining gain or loss for federal income tax purposes. This reduction in basis will increase the amount of any gain or decrease the amount of any loss recognized for federal income tax purposes on the sale or other taxable disposition of a Premium Bond by the initial owner. No corresponding deduction is allowed for federal income tax purposes for the reduction in basis resulting from amortizable bond premium. The amount of bond premium on a Premium Bond that is amortizable each year (or shorter period in the event of a sale or disposition of a Premium Bond) is determined using the yield to maturity on the Premium Bond based on the initial offering price of such Premium Bond.

The federal income tax consequences of the purchase, ownership and redemption, sale or other disposition of Premium Bonds that are not purchased in the initial offering at the initial offering price may be determined according to rules that differ from those described above. All owners of Premium Bonds should consult their own tax advisors with respect to the determination for federal, state, and local income tax purposes of amortized bond premium upon the redemption, sale or other disposition of a Premium Bond and with respect to the federal, state, local, and foreign tax consequences of the purchase, ownership, and sale, redemption or other disposition of such Premium Bonds.

Tax Accounting Treatment of Original Issue Discount

The issue price of all or a portion of the Series 2021A Bonds may be less than the stated Redemption Price payable at maturity of such Series 2021A Bonds (the "OID Bonds"). In such case, the difference between (i) the amount payable at the maturity of each OID Bond, and (ii) the initial offering price to the public of such OID Bond constitutes original issue discount with respect to such OID Bond in the hands of any owner who has purchased such OID Bond in the initial public offering of the Series 2021A Bonds. Generally, such initial owner is entitled to exclude from gross income (as defined in Section 61 of the Code) an amount of income with respect to such OID Bond equal to that portion of the amount of such original issue discount allocable to the period that such OID Bond continues to be owned by such owner. Because original issue discount is treated as interest for federal income tax purposes, the discussions regarding interest on the Series 2021A Bonds under the captions "TAX MATTERS RELATING TO THE SERIES 2021A BONDS – Tax Exemption,"– Collateral Tax Consequences" and "– Tax Legislative Changes" generally apply and should be considered in connection with the discussion in this portion of the Official Statement.

In the event of the redemption, sale or other taxable disposition of such OID Bond prior to stated maturity, however, the amount realized by such owner in excess of the basis of such OID Bond in the hands of such owner (adjusted upward by the portion of the original issue discount allocable to the period for which such OID Bond was held by such initial owner) is includable in gross income.

The foregoing discussion assumes that (i) the Underwriter has purchased the Series 2021A Bonds for contemporaneous sale to the public and (ii) all of the Series 2021A Bonds have been initially offered, and a substantial amount of each maturity thereof has been sold, to the general public in arm's-length transactions for a price (and with no other consideration being included) not more than the initial offering prices thereof stated on the inside cover page of this Official Statement. Neither the Department nor Bond

Counsel has made any investigation or offers any comfort that the OID Bonds will be offered and sold in accordance with such assumptions.

Under existing law, the original issue discount on each OID Bond accrues daily to the stated maturity thereof (in amounts calculated as described below for each six-month period ending on the date before the semiannual anniversary dates of the date of the Series 2021A Bonds and ratably within each such six-month period) and the accrued amount is added to an initial owner's basis for such OID Bond for purposes of determining the amount of gain or loss recognized by such owner upon the redemption, sale or other disposition thereof. The amount to be added to basis for each accrual period is equal to (i) the sum of the issue price and the amount of original issue discount accrued in prior periods multiplied by the yield to stated maturity (determined on the basis of compounding at the close of each accrual period and properly adjusted for the length of the accrual period) less (ii) the amounts payable as current interest during such accrual period on such Series 2021A Bond.

The federal income tax consequences of the purchase, ownership, and redemption, sale or other disposition of OID Bonds that are not purchased in the initial offering at the initial offering price may be determined according to rules that differ from those described above. All owners of OID Bonds should consult their own tax advisors with respect to the determination for federal, state, and local income tax purposes of interest accrued upon redemption, sale or other disposition of such OID Bonds and with respect to the federal, state, local and foreign tax consequences of the purchase, ownership, redemption, sale or other disposition of such OID Bonds.

Tax Legislative Changes

Current law may change so as to directly or indirectly reduce or eliminate the benefit of the excludability of interest on the Series 2021A Bonds from gross income for federal income tax purposes. Any proposed legislation, whether or not enacted, could also affect the value and liquidity of the Series 2021A Bonds. Prospective purchasers of the Series 2021A Bonds should consult with their own tax advisors with respect to any recently-enacted, proposed, pending or future legislation.

Federal Income Tax Requirements

General

Sections 103 and 143 of the Code and applicable regulations thereunder provide that the interest on bonds the proceeds of which are used directly or indirectly to finance owner-occupied residences, will not be excludable from gross income for federal income tax purposes unless such bonds are part of a "qualified mortgage issue." A "qualified mortgage issue" must meet the following requirements: (i) all proceeds of the issue (exclusive of issuance costs and a reasonably required reserve fund) are to be used to finance owner-occupied residences, (ii) the mortgages financed by the issue satisfy certain mortgage eligibility requirements, as set forth more fully below under the subheading "Mortgage Eligibility Requirements," (iii) certain arbitrage limitations described more fully below under the subheading "Requirements Related to Arbitrage" must be satisfied, (iv) a specified portion of the lendable proceeds of such issue must be made available for a minimum period of time for owner financing of residences located within certain targeted areas, as described more fully below under the subheading "Targeted Area Requirement," (iv) mortgagors must be informed regarding the recapture of a portion of the proceeds from the disposition of certain residences, as described more fully below under the subheading "Recapture Requirements," (v) the issue must not meet the private business tests, as described more fully below under the subheading "Private Business Use Limitations," (vi) amounts received as repayment of principal on the Mortgage Loans ten years after the date of issuance of the bonds must be used to redeem bonds that are part of the issue, as described more fully under the subheading "Redemption Requirements" below and (vii) the

issue must meet certain reporting requirements, as set forth more fully below under the subheading "Reporting Requirements."

In addition, to be "qualified mortgage bonds," the bonds must be approved by (i) the Governing Board of the Department and (ii) an "applicable elected representative" of the State after a public hearing following reasonable public notice. Further, the costs of issuance financed by an issue of bonds cannot exceed two percent of the proceeds of such issue. Additionally, the amount of such an issue of bonds, other than certain refunding bonds, when added to the amount of all other private activity bonds issued within the State during calendar year of issuance must not exceed the unified volume cap for private activity bonds imposed by the Code and applicable regulations.

Mortgage Eligibility Requirements

The Code contains six basic mortgage eligibility requirements that must be met at the time a mortgage is executed or assumed.

Residence Requirement. The Code requires that each home financed by a mortgage loan is a single family residence (i) that can reasonably be expected to become the principal residence of the mortgagor within a reasonable time after financing is provided and (ii) located in the jurisdiction of the Department.

First-time Homebuyer Requirement. The Code requires that at least 95% of the net proceeds of an issue be used to finance residences of mortgagors who have not had a present ownership interest in their principal residences at any time during the three-year period prior to execution of the mortgage loan; provided, however, that the three-year requirement does not apply (i) to financings with respect to Targeted Area Residences, (ii) in the case of land possessed under a "contract for deed" by a mortgagor whose principal residence is located on such land and whose family income is not more than 50% of the area median family income (the "Contract for Deed Exception"), or (iii) financing of any residence of a qualified veteran, if such veteran has not previously qualified for and received such financing by reason of this exception. For purposes of the Contract for Deed Exception, the term "contract for deed" means a seller-financed contract for the conveyance of land under which legal title does not pass to the purchaser until the consideration under the contract is fully paid to the seller, and the seller's remedy for nonpayment is forfeiture rather than judicial or nonjudicial foreclosure.

Purchase Price Limitations. The Code requires that the acquisition cost of the residence may not exceed 90% of the "average area purchase price" applicable to such residence, or, in the case of Targeted Area Residences, 110% of the applicable "average area purchase price." The Service has published "safe harbor rules" identifying purchase price limitations in the State that are considered to be in compliance with the requirements of the Code. The Department has determined to rely on the safe harbor figures for purposes of the Series 2021A Bonds.

Income Requirements. The Code requires that all the mortgage loans financed with the proceeds of an issue be provided to borrowers whose family income does not exceed 115% (100% in the case of individuals or families of two) of the greater of the statewide median income or the median income of the area in which the residence is located. For Targeted Area Residences, the percentages in the foregoing sentence are 140% and 120%, respectively, and one-third of the financings may be provided without regard to such limits.

Requirements as to Assumptions of Mortgages. The Code provides that a mortgage loan may be assumed only if the assuming mortgagor complies with the residence requirement, first-time homebuyer requirement, purchase price limitations and income requirements, as if the loan were being made to the assuming mortgagor for the first time.

New Mortgage Requirement. The Code requires that no part of the proceeds of an issue of qualified mortgage bonds may be used to acquire or replace an existing mortgage (whether or not paid off) on the residence at any time prior to the execution of the new mortgage. An exception from the new mortgage requirement is provided for (i) the replacement of construction period loans, bridge loans or other similar temporary initial financing having a term not exceeding 24 months and (ii) certain residences described within the Contract for Deed Exception.

Requirements Related to Arbitrage and Rebate

Sections 143 and 148 of the Code provide that: (i) the effective interest rate on the mortgage loans financed with the proceeds of an issue of qualified mortgage bonds may not exceed the yield on such bonds by more than 1.125 percentage points; provided that, the Department may meet this requirement by the payment of yield reduction payments as set forth in the regulations promulgated under the Code; (ii) no more than 10% of the proceeds of an issue of bonds may be invested in any reserve or replacement fund; (iii) no more than the lesser of 5% of the proceeds of an issue of bonds or \$100,000 (other than amounts invested for certain temporary periods or in a "reasonably required reserve fund") may be invested at a yield materially higher than the yield on such bonds; and (iv) the amount of funds held in certain accounts (other than amounts held for certain temporary periods) for an issue of bonds invested at a yield greater than the yield on such bonds may not exceed 150% of the current year's debt service on such bonds appropriately reduced as mortgage loans are prepaid. In calculating the effective interest rate on the mortgages, all amounts borne by the mortgagor either directly or indirectly must be taken into account.

The Code also requires the issuer to make rebate payments to the federal government in connection with certain investment earnings on non-mortgage investments, to the extent that such investment earnings exceed the amount that would have been earned on such investments if the investments were earning a return equal to the yield on the tax-exempt bonds to which such non-mortgage investments relate.

Targeted Area Requirement

The Code requires that either an amount equal to (a) at least 20% of the lendable proceeds of an issue of qualified mortgage bonds or (b) 40% of the average annual aggregate principal amount of mortgages executed during the immediately preceding three calendar years for single family, owner-occupied residences in targeted areas within the Department's jurisdiction, if such amount is less, must be reserved, for at least one year from the date on which owner-financing is first made available with respect to residences located within one or more targeted areas ("Targeted Area Residences"). Targeted Areas consist of (i) census tracts identified by the United States Treasury Department as having a substantial concentration of lower-income persons or (ii) areas of chronic economic distress designated by the State and approved by HUD. The State, at the request of the Department, has designated and HUD and the Secretary of the Treasury have approved, certain "areas of chronic economic distress" within the State. In addition, the Department has determined that there are "qualified census tracts" within the State.

Recapture Requirements

The Code subjects to a tax any mortgagor who disposes of an interest in a residence with respect to which there is or was any federally-subsidized indebtedness (i.e., a mortgage loan), the payment for which the mortgagor was liable in whole or in part. Specifically, such a mortgagor is subject to the payment of an additional tax reflecting the "recapture amount" with respect to such indebtedness. This recapture amount is determined pursuant to a formula established in the Code based on the "federally-subsidized amount," the time of disposition and certain family income limits applicable to the mortgagor. This recapture provision does not apply to any disposition of an interest in a residence by reason of death or any such disposition that is more than nine years after the date the mortgage loan is made.

In order to facilitate the collection of the recapture amount from mortgagors, the Code requires that the issuer of any issue of qualified mortgage bonds, at the time of settlement of a mortgage loan, provide a written statement informing the mortgagor of the potential recapture under the Code. Furthermore, the Code requires that the issuer, not later than 90 days after the date each such mortgage is closed, provide a written statement to the mortgagor specifying the federally-subsidized amount with respect to such mortgage loan and the applicable income limits.

Private Business Use Limitations

The Code provides that an issue of qualified mortgage bonds must not meet the private business use test and the private security or payment tests set out in sections 141(b)(1) and (2) of the Code. The private business use test limits, subject to certain exceptions, the amounts of proceeds that can be used, directly or indirectly, in a trade or business carried on by any person (other than a natural person) that is not a state or local governmental unit to no more than 10% of the proceeds of the issue. The private security or payment test provides that, subject to certain exceptions, the payment of principal of, or the interest on, more than 10% of the proceeds of an issue be, directly or indirectly, (i) secured by any interest in property used or to be used for a private business use or payments in respect of such property or (ii) be derived from payments in respect of such property.

Redemption Requirements

The Code contains two redemption requirements that must be satisfied in order for an issue of bonds to be treated as "qualified mortgage bonds." The Code requires that all proceeds of an issue of qualified mortgage bonds in an amount of \$250,000 or more that are not expended to finance residences within 42 months of the date of issuance of such bonds must be used within such 42-month period to redeem bonds that are part of such issue of bonds. The Code also requires that all amounts of \$250,000 or more that are received by the issuer and representing complete repayments of mortgage loans or prepayments of principal of mortgage loans must be used to redeem bonds of the same issue not later than the close of the first semiannual period beginning after the date the prepayment or complete repayment is received; provided that, such requirement does not apply to amounts received within 10 years after the date of issuance of the original bonds.

Reporting Requirements

An issuer of qualified mortgage bonds is required to file with the Secretary of the Treasury an informational report containing various data regarding such bonds and the mortgages financed with the proceeds thereof.

Compliance with Tax Requirements

With respect to the mortgage eligibility requirements described above, the Code provides that such requirements will be treated as having been met if: (i) the issuer attempts in good faith to meet such requirements before the mortgage loans are executed; (ii) 95% or more of the lendable proceeds were used for mortgage loans that met all the mortgage eligibility requirements at the time of execution or assumption; and (iii) any failure to meet such requirements is corrected within a reasonable period of time after such failure is discovered. In determining whether or not 95% of the mortgage loans satisfy the mortgage eligibility requirements, the issuer is entitled to rely upon affidavits of the mortgagors and sellers of residences financed with the mortgage loans and upon federal income tax returns of the mortgagors, even if the relevant information in such affidavits and returns ultimately proves to be false, unless the issuer knows or has reason to know that such information is false.

The Code provides that the requirements related to arbitrage, Targeted Area Residences and recapture will be treated as having been met if: (i) the issuer attempts in good faith to meet such requirements and (ii) any failure to meet such requirements is due to inadvertent error after having taken reasonable steps to comply with such requirements.

The Department has covenanted in the Trust Indenture and the Mortgage Lenders and the Master Servicer have covenanted in the Program Agreements to (i) comply with the above-described requirements of the Code with respect to the proceeds of the Series 2021A Bonds and (ii) establish and follow procedures and safeguards sufficient to ensure compliance with such requirements. Nevertheless, if the Department, a Mortgage Lender, or the Master Servicer should fail to comply with such covenants, interest on the Series 2021A Bonds could become includable in gross income for federal income tax purposes from the date of issuance thereof, regardless of the date on which the event causing such inclusion occurs.

TAX MATTERS RELATING TO THE SERIES 2021B BONDS

This discussion of material U.S. federal income tax considerations is provided for general information only and is not intended as tax advice to any particular investor. Persons considering the purchase of Series 2021B Bonds are urged to consult their tax advisors with regard to the application of U.S. federal income or other tax laws (including estate and gift tax laws) to their particular situations as well as any tax consequences arising under the laws of any state, local, or foreign taxing jurisdiction or under any applicable tax treaty.

The following discussion is a summary of the material U.S. federal income tax considerations relevant to the purchase, ownership and disposition of the Series 2021B Bonds offered in this offering. This summary is based upon current provisions of the Code, existing and proposed Treasury Regulations promulgated thereunder, IRS rulings and pronouncements, and judicial decisions, all as in effect on the date hereof, and all of which are subject to change, possibly on a retroactive basis, at any time by legislative, judicial or administrative action. The Department cannot assure you that the IRS will not challenge the conclusions stated below, and no ruling from the IRS or an opinion of counsel has been or will be sought on any of the matters discussed below.

This discussion is limited to holders who are the initial purchasers of the Series 2021B Bonds for cash at their original purchase price, which will equal the first price to the public (not including bondhouses, brokers or similar persons or organizations acting in the capacity of underwriters, placement agents or wholesalers) at which a substantial amount of the Series 2021B Bonds is sold for cash (the "Issue Price") and who hold the Series 2021B Bonds as capital assets within the meaning of Section 1221 of the Code (generally, property held for investment). This summary does not address all U.S. federal income tax consequences relative to a holder's particular circumstances, including the impact of the Medicare contribution tax on net investment income. In addition, it does not address consequences relevant to holders subject to special rules, including, without limitation: U.S. expatriates and former citizens or long-term residents of the United States; persons subject to the alternative minimum tax; U.S. Holders (as defined below) whose functional currency is not the U.S. dollar; persons holding the Series 2021B Bonds as part of a hedge, straddle, or other risk reduction strategy or as part of a conversion transaction, or other integrated investment; banks, insurance companies or other financial institutions; real estate investment trusts or regulated investment companies; brokers, dealers or traders in securities or currencies; "controlled foreign corporations", "passive foreign investment companies" and corporations that accumulate earnings to avoid U.S. federal income tax; S corporations, partnerships and other entities or arrangements treated as partnerships for U.S. federal income tax purposes (and investors therein); persons subject to special accounting rules as a result of any items of gross income with respect to the Series 2021B Bonds being

taken into account in an applicable financial statement; tax-exempt organizations or governmental organizations; persons who elect to use a mark-to-market method of accounting for security holdings; and individual retirement accounts or qualified pension plans. This summary does not address all U.S. federal income tax consequences relevant to a holder's particular circumstances and does not discuss the effect of any U.S. state, local income or other tax laws, any U.S. federal estate and gift tax laws, or any non-U.S. tax laws.

If a partnership (including an entity or arrangement treated as a partnership for U.S. federal income tax purposes) holds the Series 2021B Bonds, the tax treatment of such partnership or a partner of such partnership generally will depend upon the tax status of the partner and the tax treatment of the partnership. Partnerships acquiring Series 2021B Bonds and partners of partnerships acquiring the Series 2021B Bonds should consult their own tax advisors about the U.S. federal income tax consequences to them of the purchase, ownership and disposing of the Series 2021B Bonds.

Consequences to U.S. Holders

The following discussion summarizes certain material U.S. federal income tax consequences to U.S. holders of the purchase, ownership, and disposition of the Series 2021B Bonds. As used herein "U.S. holder" means a beneficial owner of a Series 2021B Bond who or that is for U.S. federal income tax purposes: (i) an individual who is a citizen of the United States or resident alien of the United States; (ii) a corporation or other entity taxable as a corporation created or organized in or under the laws of the United States or any state thereof including the District of Columbia; (iii) an estate the income of which is subject to U.S. federal income taxation regardless of its source; or (iv) a trust if a court within the United States is able to exercise primary supervision over the administration of the trust and one or more United States persons (as defined in the Code) have the authority to control all substantial decisions of the trust, or if a valid election is in effect under U.S. Treasury Regulations to be treated as a United States person.

Interest on the Series 2021B Bonds -- A U.S. Holder will be required to recognize as ordinary income all interest paid or accrued on the Series 2021B Bonds in accordance with such U.S. Holder's method of accounting for U.S. federal income tax purposes.

Original Issue Discount -- If the Issue Price of the Series 2021B Bonds of any stated maturity is less than their face amount by more than one quarter of one percent times the number of complete years to maturity, the Series 2021B Bonds of such maturity will be treated as being issued with "original issue discount." The amount of the original issue discount will equal the excess of the principal amount payable on such Series 2021B Bonds at maturity over the Issue Price, and such amount will be amortized over the life of the Series 2021B Bonds using the "constant yield method" provided in the U.S. Treasury Regulations. The original issue discount accrues under the constant yield method and the beneficial owners of the Series 2021B Bonds, regardless of their regular method of accounting, must include such accrued amount in their gross income as interest. This can result in taxable income to the beneficial owners of such Series 2021B Bonds that exceeds actual cash interest payments to the beneficial owners in a taxable year.

The amount of the original issue discount that accrues on such Series 2021B Bonds each taxable year will be reported annually to the IRS and to the beneficial owners. The portion of the original issue

discount included in each beneficial owner's gross income while the beneficial owner holds such Series 2021B Bonds will increase such beneficial owner's adjusted tax basis of such Series 2021B Bonds.

Premium -- If the Issue Price of the Series 2021B Bonds of any stated maturity is greater than its stated redemption price at maturity, such beneficial owner will be considered to have purchased such Series 2021B Bond with "amortizable bond premium" equal in amount to such excess. A beneficial owner may elect to amortize such premium using a constant yield method over the remaining term of such Series 2021B Bond and may offset interest otherwise required to be included in respect of such Series 2021B Bond during any taxable year by the amortized amount of such excess for the taxable year. Series 2021B Bond premium on such Series 2021B Bond held by a beneficial owner that does not make such an election will decrease the amount of gain or increase the amount of loss otherwise recognized on the sale, exchange, redemption or retirement of such Series 2021B Bond. However, if such Series 2021B Bond may be optionally redeemed after the beneficial owner acquires it at a price in excess of its stated redemption price at maturity, special rules would apply under the U.S. Treasury Regulations which could result in a deferral of the amortization of some Series 2021B Bond premium until later in the term of such Series 2021B Bond. Any election to amortize Series 2021B Bond premium applies to all taxable debt instruments held by the beneficial owner on or after the first day of the first taxable year to which such election applies and may be revoked only with the consent of the IRS.

Sale, Exchange, Redemption, Retirement or Other Taxable Disposition of a Series 2021B Bond -
- A U.S. Holder generally will recognize gain or loss on the sale, exchange, redemption, retirement or other taxable disposition of a Series 2021B Bond measured by the difference, if any, between (i) the amount of cash and the fair market value of any property received (except to the extent that the cash or other property received in respect of a Series 2021B Bond is attributable to accrued and unpaid interest on the Series 2021B Bond, which amount will be taxable as ordinary interest income to the extent not previously included in gross income) and (ii) the U.S. Holder's adjusted tax basis in the Series 2021B Bond.

A U.S. Holder's adjusted tax basis in the Series 2021B Bonds generally will equal the amount the U.S. Holder paid for the Series 2021B Bonds, increased by any original issue discount previously included in the holder's income and decreased by the amount of the Series 2021B Bond premium that has been previously amortized. Any gain or loss will be capital gain or loss and will be treated as long-term capital gain or loss if, at the time of the sale, exchange, redemption, retirement or other taxable disposition, the Series 2021B Bonds have been held by the U.S. Holder for more than one year. Long-term capital gains recognized by non-corporate U.S. Holders, including individuals, generally will be subject to a reduced rate of tax. The deductibility of capital losses is subject to certain limitations. U.S. Holders of the Series 2021B Bonds should consult their tax advisors regarding the treatment of capital gains and losses.

Information Reporting and Backup Withholding -- Information reporting generally will apply to payments of interest on, and the proceeds of the sale, exchange, redemption, retirement or other disposition of, the Series 2021B Bonds held by U.S. Holders, and backup withholding may apply unless the U.S. Holder provides the applicable withholding agent with a taxpayer identification number, certified under penalties of perjury, as well as certain other information or otherwise establishes an exemption from backup withholding. Any amount withheld under the backup withholding rules is allowable as a credit against the U.S. Holder's U.S. federal income tax liability, if any, and a refund may be obtained if the

amounts withheld exceed the U.S. Bondholder's actual U.S. federal income tax liability and the U.S. Holder timely provides the required information or appropriate claim to the IRS.

Tax Consequences to Non-U.S. Holders

The following discussion summarizes certain material U.S. federal income tax consequences to Non-U.S. Holders of the purchase, ownership and disposition of the Series 2021B Bonds. For purposes of this discussion, a "Non-U.S. Holder" is a beneficial owner of Series 2021B Bonds that is neither classified for U.S. federal income tax purposes as a partnership nor is a U.S. Holder (as defined above).

Interest on the Series 2021B Bonds -- Subject to the discussions below regarding backup withholding and FATCA withholding, payments of interest on a Series 2021B Bond to a Non-U.S. Holder that are not effectively connected with such Non-U.S. Holder's U.S. trade or business generally will not be subject to U.S. federal income tax and will be exempt from U.S. federal withholding tax under the portfolio interest exemption provided that:

- the Non-U.S. Holder is not an actual or constructive owner of 10% or more of the total combined voting power of all classes of our voting stock;
- the Non-U.S. Holder is not a controlled foreign corporation for U.S. federal income tax purposes that is related, directly or indirectly, to us through stock ownership); and
- the Non-U.S. Holder is not a bank that acquired the Series 2021B Bonds in consideration for the extension of credit made pursuant to a loan agreement entered into in the ordinary course of its trade or business.
- the Non-U.S. Holder provides its name and address and certifies, under penalties of perjury, that it is not a United States person as defined under the Code (which certification may be made on an IRS Form W-8BEN or W-8BEN-E (or other applicable form)); (ii) the non-U.S. Bondholder holds its Series 2021B Bonds through certain foreign intermediaries and it satisfies the certification requirements of applicable Treasury Regulations; or (iii) a securities clearing organization, bank, or other financial institution that holds customers' securities in the ordinary course of its trade or business holds the Series 2021B Bonds on behalf of the Non-U.S. Holder and such securities clearing organization, bank, or other financial institution satisfies the certification requirements of applicable Treasury Regulations.

If the payments of interest on a Series 2021B Bond are effectively connected with the conduct by a Non-U.S. Holder of a trade or business in the United States (and, in the event that an income tax treaty is applicable, if the payments of interest are attributable to a U.S. permanent establishment maintained by the Non-U.S. Holder), such payments will not be subject to withholding of U.S. federal income tax so long as the Non-U.S. Holder provides the applicable withholding agent with a properly completed IRS Form W-8ECI (or other applicable form), signed under penalties of perjury. However, such payments will be subject to U.S. federal income tax on a net income basis at regular graduated income tax rates generally in the same manner as if it were a U.S. Holder (as defined above), subject to any modifications provided under an applicable income tax treaty. In addition, if the non-U.S. Holder is a foreign corporation for federal income tax purposes, such payments of interest may also be subject to a branch profits tax at the rate of 30% (or lower applicable treaty rate) of such holder's earnings and profits for the taxable year,

subject to certain adjustments, including earnings and profits from an investment in the Series 2021B Bonds, that are effectively connected with its conduct of a trade or business in the United States.

A non-U.S. Holder that does not qualify for the exemption from U.S. federal withholding tax under the preceding paragraphs generally will be subject to U.S. federal withholding tax at the rate of 30% on payments of interest on the Series 2021B Bonds, unless such non-U.S. Holder provides the applicable withholding agent with a properly executed IRS Form W-8BEN or W-8BEN-E (or other applicable form) claiming exemption from or a reduction of withholding under the benefit of an applicable tax treaty. Income tax treaties may provide for a lower rate of withholding tax, exemption from or reduction of branch profits tax, or other rules different from those described above. Non-U.S. Bondholders should consult with their advisors regarding any applicable income tax treaties.

Sale, Exchange, Redemption, Retirement or Other Taxable Disposition of a Taxable Bond -- Subject to the discussions below on backup withholding and FATCA withholding, any gain realized by a Non-U.S. Holder on the sale, exchange, redemption, retirement or other taxable disposition of a Series 2021B Bond generally will not be subject to U.S. federal income tax or withholding tax, unless:

- Such gain is effectively connected with the conduct by such Non-U.S. Holder of a U.S. trade or business in the United States (and, in the event that an income tax treaty is applicable, such gain is attributable to a permanent establishment maintained by the Non-U.S. Holder in the United States),
- the Non-U.S. Holder is an individual who is present in the United States for 183 days or more in the taxable year of disposition and certain other conditions are satisfied.

If a Non-U.S. Holder is engaged in a trade or business in the United States and gain on a Series 2021B Bond is effectively connected with the conduct of such trade or business (and, if an income tax treaty applies, such gain is attributable to a permanent establishment maintained by the Non-U.S. Holder within the United States), the Non-U.S. Holder will be subject to U.S. federal income tax at regular graduated income tax rates in the same manner as if it were a U.S. Holder, subject to any modification provided under an applicable income tax treaty. If the Non-U.S. Holder is a foreign corporation for U.S. federal income tax purposes, such gain may also be subject to a branch profits tax at the rate of 30%, or lower applicable treaty rate, of its earnings and profits for the taxable year, subject to adjustments, that are effectively connected with its conduct of a trade or business in the United States.

If a Non-U.S. Holder is an individual who is present or deemed to be present in the United States for 183 days or more during the taxable year of the disposition of a Series 2021B Bond and certain other requirements are met, such Non-U.S. Holder generally will be subject to U.S. federal income tax at a flat rate of 30% (unless a lower applicable income tax treaty rate applies), on any such gain.

Information Reporting and Backup Withholding -- Payments to Non-U.S. Holders of interest on a Series 2021B Bond, and amounts withheld from such payments, if any, generally will be required to be reported to the IRS and to the Non-U.S. Holder. Copies of these information returns also may be made available to the tax authorities of the country in which the Non-U.S. Holder resides or is established under the provisions of a specific treaty or agreement. These reporting requirements apply regardless of whether withholding was reduced or eliminated by an applicable income tax treaty. Backup withholding generally will not apply to payments of principal and interest on Series 2021B Bonds if the Non-U.S. Holder furnishes a certification as to its Non-U.S. status or the Non-U.S. Holder otherwise establishes an

exemption, provided that the applicable withholding agent does not have actual knowledge or reason to know that the Non-U.S. Holder is a United States person.

Payment of the proceeds of a disposition of a Series 2021B Bond effected by the U.S. office of a United States or foreign broker will be subject to information reporting and backup withholding unless the Non-U.S. Holder properly certifies under penalties of perjury as to its foreign status and certain other conditions are met or the Non-U.S. Holder otherwise establishes an exemption. Information reporting requirements and backup withholding generally will not apply to any payment of the proceeds of the disposition of a Series 2021B Bond effected outside the United States by a foreign office of a broker. However, unless such a broker has documentary evidence in its records of the Non-U.S. Holder's foreign status and certain other conditions are met, or the Non-U.S. Holder otherwise establishes an exemption, information reporting will apply to a payment of the proceeds of the sale of a Series 2021B Bond effected outside the United States by such a broker if it has certain relationships with the United States.

U.S. backup withholding tax is not an additional tax. Any amount withheld under the backup withholding rules is allowable as a credit against the U.S. Holder's U.S. federal income tax liability, if any, and a refund may be obtained if the amounts withheld exceed the U.S. Bondholder's actual U.S. federal income tax liability and the U.S. Holder timely provides the required information or appropriate claim to the IRS.

FATCA Withholding

The Foreign Account Tax Compliance Act, or "FATCA," imposes a 30% withholding tax on certain types of payments made to foreign financial institutions, or "FFIs," and certain other non-U.S. entities, unless certain due diligence, reporting, withholding, and certification requirements are satisfied. As a general matter, FATCA imposes a 30% withholding tax on interest payments on a Series 2021B Bond, and (subject to the proposed United States Treasury regulations discussed below) payments of gross proceeds from the sale or other disposition of a Series 2021B Bond, that are made to an FFI or non-financial foreign entity unless (i) the foreign entity is an FFI that undertakes certain due diligence, reporting, withholding, and certification obligations, or in the case of an FFI that is a resident in a jurisdiction that has entered into an intergovernmental agreement to implement FATCA, the entity complies with the diligence, reporting, and other requirements of such an agreement, (ii) the foreign entity is not an FFI and either certifies that it does not have any "substantial" U.S. owners or furnishes identifying information regarding each substantial U.S. owner, or (iii) the foreign entity qualifies for an exemption from these rules. In certain cases, a "substantial" U.S. owner can mean an owner of any interest in the foreign entity.

As noted above, withholding under FATCA can apply to payments of gross proceeds from the sale or other disposition of a Series 2021B Bond, in addition to interest payments. However, United States Treasury regulations have been proposed that would entirely eliminate FATCA withholding on payments of gross proceeds. Taxpayers generally may rely on these proposed United States Treasury regulations until the promulgation of final United States Treasury regulations.

Prospective investors are encouraged to consult with their tax advisors regarding the possible implications of FATCA on their investment in the Series 2021B Bonds.

CONTINUING DISCLOSURE OF INFORMATION

In the Continuing Disclosure Agreement, dated as of April 1, 2021 (the "Disclosure Agreement"), between the Trustee and the Department, the Department has made the following agreement for the benefit of the holders and beneficial owners of the Series 2021 Bonds. The Department is required to observe the Disclosure Agreement for so long as it remains obligated to advance funds to pay the Series 2021 Bonds. Under the Disclosure Agreement, the Department will be obligated to provide certain updated financial information and operating data annually, and timely notice of specified events, to the Municipal Securities Rulemaking Board (the "MSRB").

No Eligible Borrower is an "obligated person" (as defined in Rule 15c2-12 of the United States Securities and Exchange Commission (the "SEC") under the Securities Exchange Act of 1934, as amended (the "Rule")) for whom financial information or operating data would be presented in this Official Statement had such Eligible Borrower been known at the time of the offering of the Series 2021 Bonds.

The Department's Bond Finance Division has policies and procedures in place to assist the Department in complying with continuing disclosure undertakings such as the Disclosure Agreement. The Department's policies and procedures and the Disclosure Agreement have been amended in response to the two new notice events added, effective February 27, 2019, to the list of events for which notice is required by the Rule. See "—Event Notices."

Annual Reports

The Department will provide certain updated financial information and operating data to the MSRB annually within six months after the end of its Fiscal Year. The information to be updated includes all quantitative financial information and operating data with respect to the Department of the general type included in this Official Statement in "APPENDIX D-1 – ADDITIONAL INFORMATION CONCERNING MORTGAGE CERTIFICATES" and "APPENDIX D-2 – BOND SUMMARY OF THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS" and the annual financial statements of the Texas Department of Housing and Community Affairs – Revenue Bond Enterprise Fund for the Fiscal Year ended August 31, 2020 and for each subsequent Fiscal Year (financial statements for the last completed Fiscal Year will be unaudited, unless an audit is performed in which event the audited financial statements will be made available). The Department will update and provide this information within six months after the end of each Fiscal Year ending on or after August 31, 2021. The Department will provide the updated information to the MSRB.

The Department may provide updated information in full text or may incorporate by reference certain other publicly available documents, as permitted by the Rule. The updated information will include audited financial statements, if the Department commissions an audit and it is completed by the required time. If audited financial statements are not available by the required time, the Department will provide unaudited financial statements within the required time and audited financial statements when and if the audit report becomes available. Any such financial statements will be prepared in accordance with the accounting principles described herein under "FINANCIAL STATEMENTS" or such other accounting principles as the Department may be required to employ from time to time pursuant to state law or regulation.

The Department's current Fiscal Year ends on August 31, 2021. Accordingly, it will provide updated information to the MSRB in the electronic format prescribed by the MSRB, if any, by the last day of February in the year 2022 and will be required to provide updated information to the MSRB by the last day of February in each year thereafter, unless the Department changes its Fiscal Year. If the Department changes its Fiscal Year, it will notify the MSRB of the change.

The Department determined in 2017 that the annual disclosure of information regarding the Residential Mortgage Revenue Bond Program ("RMRB Program") would no longer include certain annual information since the RMRB Program has no whole mortgage loans and over 99% of the mortgage-backed certificates are Ginnie Mae Certificates. As such, information related to: (i) whole mortgage loans and (ii) mortgage-backed certificate type and delinquency data are immaterial to the current RMRB Program and were and will be omitted in its annual disclosure. Based on the changing make-up of the pledged assets under the Department's various indentures, the Department will determine materiality of disclosure items and may modify its disclosure accordingly in the future.

Event Notices

The Department will provide notice to the MSRB of any of the following events with respect to the Series 2021 Bonds, if such event is material within the meaning of the federal securities laws: (1) non-payment related defaults; (2) modifications to rights of securities holders; (3) Series 2021 Bond calls, if material, and tender offers; (4) release, substitution, or sale of property securing repayment of the Series 2021 Bonds; (5) the consummation of a merger, consolidation, or acquisition involving an obligated person or the sale of all or substantially all of the assets of the obligated person, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms; (6) appointment of a successor or additional trustee or the change of name of a trustee; and (7) incurrence of a financial obligation of the Department, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the Department, any of which affect security holders.

The Department will also provide notice to the MSRB of any of the following events with respect to the Series 2021 Bonds without regard to whether such event is considered material within the meaning of the federal securities laws: (1) principal and interest payment delinquencies; (2) unscheduled draws on debt service reserves reflecting financial difficulties; (3) unscheduled draws on credit enhancements reflecting financial difficulties; (4) substitution of credit or liquidity providers, or their failure to perform; (5) adverse tax opinions or the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax-exempt status of the Series 2021A Bonds, or other events affecting the tax-exempt status of the Series 2021A Bonds; (6) defeasances; (7) rating changes; and (8) bankruptcy, insolvency, receivership or similar event of an obligated person; and (9) default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a financial obligation of the Department, any of which reflect financial difficulties.

For the purposes of the above described event notices, the term "financial obligation" means a (i) debt obligation, (ii) derivative instrument entered into in connection with or pledged as security or a source of payment for, an existing or planned debt obligation, or (iii) a guarantee of (i) or (ii); provided however, that a "financial obligation" shall not include municipal securities as to which a final official statement has been provided to the MSRB consistent with the Rule. The Department intends the words used in (7) in the first paragraph of this subcaption and item (9) immediately above and the definition of "financial obligation" to have the meanings ascribed to them in SEC Release No. 34-83885, dated August 20, 2018.

The Department will provide notice of the aforementioned events to the MSRB in a timely manner (but not in excess of ten business days after the occurrence of the event). The Department will also provide timely notice of any failure by the Department to provide annual financial information in accordance with their agreement described above under "Annual Reports."

Availability of Information from MSRB

The Department has agreed to provide the foregoing information only to the MSRB. The information will be available to holders of Series 2021 Bonds only if the holders comply with the procedures and pay any charges that may be established by the MSRB such information vendors or obtain the information through securities brokers who do so. Such information is available at no charge at www.emma.msrb.org.

Limitations and Amendments

The Department has agreed to update information and to provide notices of material events only as described above. The Department has not agreed to provide other information that may be relevant or material to a complete presentation of its financial results of operations, condition, or prospects or agreed to update any information that is provided, except as described above. The Department makes no representation or warranty concerning such information or concerning its usefulness to a decision to invest in or sell Series 2021 Bonds at any future date. The Department disclaims any contractual or tort liability for damages resulting in whole or in part from any breach of its Disclosure Agreement or from any statement made pursuant to its Disclosure Agreement, although holders of Series 2021 Bonds may seek a writ of mandamus to compel the Department to comply with its Disclosure Agreement.

The Disclosure Agreement may be amended by the Department and the Trustee from time to time to adapt to changed circumstances that arise from a change in legal requirements, a change in law, or a change in the identity, nature, status, or type of operations of the Department, but only if (1) the provisions, as so amended, would have permitted an underwriter to purchase or sell any Series 2021 Bonds in the primary offering of the Series 2021 Bonds in compliance with the Rule, taking into account any amendments or interpretations of the Rule since such offering as well as such changed circumstances and (2) either (a) the holders of a majority in aggregate principal amount (or any greater amount required by any other provision of the Disclosure Agreement that authorizes such an amendment) of the Outstanding Series 2021 Bonds consent to such amendment or (b) a person that is unaffiliated with the Department (such as nationally recognized bond counsel) determines that such amendment will not materially impair the interest of the holders and beneficial owners of the Series 2021 Bonds. If the Department so amends the Disclosure Agreement, it has agreed to include with any financial information or operating data next provided in accordance with its agreement described above under "Annual Reports" an explanation, in narrative form, of the reasons for the amendment and of any change in the type of financial information and operating data so provided. The Department may also amend or repeal the provisions of the Disclosure Agreement if the SEC amends or repeals the applicable provision of the Rule or a court of final jurisdiction enters judgment that such provisions of the Rule are invalid, but only if and to the extent that the provisions of this sentence would not prevent an underwriter from lawfully purchasing or selling any Series 2021 Bonds in the primary offering of such Series 2021 Bonds.

Notwithstanding the foregoing, under current state law, the Department is required to have an audit performed annually by independent accountants, which audit is available to any person who makes a request to the Department and upon payment of the cost of copying thereof.

Duties, Immunities, and Liabilities of Trustee

The Trust Indenture is made applicable to the Disclosure Agreement as if the Disclosure Agreement were (solely for this purpose) contained in the Trust Indenture. The Trustee shall have only such duties as are specifically set forth in the Disclosure Agreement, and no implied covenants shall be read into the Disclosure Agreement against the Trustee.

RATINGS

Moody's Investors Service, Inc. ("Moody's") and S&P Global Ratings, a division of S&P Global, Inc. ("S&P"), have assigned ratings to the Series 2021 Bonds of "Aaa" and "AA+," respectively. An explanation of the significance of such ratings may be obtained from the companies furnishing the ratings. The ratings do not represent recommendations to buy, sell, or hold the Series 2021 Bonds. The ratings reflect only the respective views of such organizations at the time such ratings were assigned and the Department makes no representation as to the appropriateness of the ratings.

There is no assurance that any ratings assigned to the Series 2021 Bonds will continue for any given period of time or that they will not be revised downward or withdrawn entirely by either or both of such rating companies, if in the judgment of either or both companies, circumstances so warrant. Any such downward revision or withdrawal of such ratings may have an adverse effect on the market price of the Series 2021 Bonds.

UNDERWRITING

The Series 2021 Bonds are being purchased from the Department by the Underwriters listed on the cover page of this Official Statement. Pursuant to the bond purchase agreement for the Series 2021A Bonds and the Series 2021B Bonds (the "Bond Purchase Agreement"), the Underwriters have agreed to purchase the Series 2021A Bonds at a total purchase price of \$105,625,389.70 (including \$5,625,389.70 of net premium) and the Series 2021B Bonds at a total purchase price of \$61,369,927. The Underwriters will receive a fee of \$715,873.75 in connection with the purchase of the Series 2021A Bonds and a fee of \$395,459.37 in connection with the Series 2021B Bonds. The Bond Purchase Agreement provides, among other things, that the Underwriters' obligations to make their respective purchases are subject to certain terms and conditions set forth in such Bond Purchase Agreement, including the approval of certain legal matters by their counsel and certain other conditions. The initial public offering prices of the Series 2021 Bonds may be changed, from time to time, by the Underwriters. The Underwriters may offer and sell the Series 2021 Bonds to certain dealers (including dealers depositing the Series 2021 Bonds into unit investment trusts, certain of which may be sponsored or managed by one or more of the Underwriters) and others at prices other than the public offering prices stated on the inside front cover hereof.

Jefferies LLC, an Underwriter of the Series 2021 Bonds, has entered into a distribution agreement with 280 Securities LLC ("280 Securities") for the retail distribution of municipal securities. Pursuant to the agreement, if Jefferies sells Series 2021 Bonds to 280 Securities, it will share a portion of its selling concession compensation with 280 Securities.

J.P. Morgan Securities LLC ("JPMS"), one of the Underwriters of the Series 2021 Bonds, has entered into negotiated dealer agreements (each, a "Dealer Agreement") with each of Charles Schwab & Co., Inc. ("CS&Co.") and LPL Financial LLC ("LPL") for the retail distribution of certain securities offerings at the original issue prices. Pursuant to each Dealer Agreement, each of CS&Co. and LPL may purchase Series 2021 Bonds from JPMS at the original issue price less a negotiated portion of the selling concession applicable to any Series 2021 Bonds that such firm sells.

Morgan Stanley & Co. LLC, one of the Underwriters of the Series 2021 Bonds, has entered into a retail distribution agreement with its affiliate Morgan Stanley Smith Barney LLC. As part of the distribution agreement, Morgan Stanley & Co. LLC may distribute municipal securities to retail investors through the financial advisor network of Morgan Stanley Smith Barney LLC. As part of this arrangement, Morgan Stanley & Co. LLC may compensate Morgan Stanley Smith Barney LLC for its selling efforts with respect to the Series 2021 Bonds.

The Underwriters and their respective affiliates are full service financial institutions engaged in various activities, which may include sales and trading, commercial and investment banking, advisory, investment management, investment research, principal investment, hedging, market making, brokerage and other financial and non-financial activities and services. Certain of the Underwriters and their respective affiliates have provided, and may in the future provide, a variety of these services to the Department and to persons and entities with relationships with the Department, for which they received or will receive customary fees and expenses.

In the ordinary course of their various business activities, the Underwriters and their respective affiliates, officers, directors and employees may purchase, sell or hold a broad array of investments and actively trade securities, derivatives, loans, commodities, currencies, credit default swaps, and other financial instruments for their own account and for the accounts of their customers, and such investment and trading activities may involve or relate to assets, securities and/or instruments of the Department (directly, as collateral securing other obligations or otherwise) and/or persons and entities with relationships with the Department.

The Underwriters and their respective affiliates may also communicate independent investment recommendations, market color or trading ideas and/or publish or express independent research views in respect of such assets, securities or instruments and may at any time hold, or recommend to clients that they should acquire, long and/or short positions in such assets, securities and instruments.

The Underwriters have provided the following sentence for inclusion in this Official Statement. The Underwriters have reviewed the information in this Official Statement in accordance with, and as part of, their respective responsibilities to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Underwriters do not guarantee the accuracy or completeness of such information.

FINANCIAL ADVISOR

Stifel, Nicolaus & Co., Inc. (the "Financial Advisor") has served as financial advisor to the Department for purposes of assisting the Department with the development and implementation of the bond program in connection with the Series 2021 Bonds. The Financial Advisor has not been engaged by the Department to compile, create or interpret any information in this Official Statement relating to the Department, including (without limitation) any of the Department's financial and operating data, whether historical or projected. Any information contained in this Official Statement concerning the Department, any of its affiliates or contractors and any outside parties has not been independently verified by the Financial Advisor, and inclusion of such information is not and should not be construed as a representation by the Financial Advisor as to its accuracy or completeness or otherwise. The Financial Advisor is not a public accounting firm, and has not been engaged by the Department to review or audit any information in this Official Statement in accordance with accounting standards.

The Financial Advisor does not assume any responsibility for the covenants and representations contained in any of the legal documents with respect to the federal income tax status of the Series 2021A Bonds, or the possible impact of any present, pending or future actions taken by any legislative or judicial bodies.

FINANCIAL STATEMENTS

The financial statements of the Texas Department of Housing and Community Affairs-Revenue Bond Enterprise Fund as of and for the fiscal year ended August 31, 2020, have been audited by the Texas State Auditor's Office, independent auditors, as stated in their report rendered in connection therewith and are incorporated by reference in this Official Statement.

The financial data as of and for the five months ended January 31, 2021 which is incorporated by reference in this Official Statement, has been derived from the unaudited internal records of the Department. The Department's independent auditors have not reviewed, examined, or performed any procedures with respect to the unaudited financial information, nor have they expressed an opinion or any other form of assurance on such information, and assume no responsibility for, and disclaim any association with the unaudited information. The unaudited information is preliminary and is subject to change as a result of the audit and may materially differ from the audited financial statements when they are released.

The TDHCA FY2020 Audited Financial Statements (Revenue Bond Enterprise Fund) as of August 31, 2020 are available for inspection at the Department's offices, upon request, or at:

<https://www.tdhca.state.tx.us/finan.htm>

The TDHCA Interim Financial Statements as of January 31, 2021 are available for inspection at the Department's offices, upon request, or at:

<http://www.tdhca.state.tx.us/bond-finance/docs/210131-InterimFinancialStatements.pdf>

THE SERIES 2021 BONDS ARE SECURED ONLY BY THE ASSETS AND REVENUES DESCRIBED UNDER THE CAPTION "SECURITY FOR THE BONDS" AND NOT BY ANY OTHER SOURCE.

LITIGATION MATTERS

The Department is expected to deliver a certificate upon the delivery of the Series 2021 Bonds stating that there is no controversy or litigation of any nature pending or, to its knowledge, threatened to restrain or enjoin the delivery of the Series 2021 Bonds, or in any way contesting or affecting the validity of the Series 2021 Bonds, the Trust Indenture, or any proceedings of the Department taken with respect to the delivery of the Series 2021 Bonds, or the existence or powers of the Department insofar as they relate to the delivery of the Series 2021 Bonds or such pledge or application of moneys and security.

APPROVAL OF LEGALITY

Legal matters incident to the delivery of the Series 2021 Bonds are subject to the approving opinion of Bracewell LLP, Bond Counsel. Certain legal matters will be passed upon for the Department by its General Counsel, James "Beau" Eccles, Esq., and by its Disclosure Counsel, McCall, Parkhurst & Horton L.L.P. Certain legal matters will be passed upon for the Underwriters by their counsel Chapman and Cutler LLP.

In its capacity as Bond Counsel, Bracewell LLP has reviewed the information appearing in this Official Statement describing the Series 2021 Bonds, the security therefor and the federal income tax status thereof, appearing under "THE SERIES 2021 BONDS" (but excluding the information contained therein under the subheading "Average Life and Prepayment Speeds"), "SECURITY FOR THE BONDS" (but excluding the information set forth under the subheading "Certain Information as to Revenues,

Investments, Debt Service and Department Expenses"), "THE TRUST INDENTURE," "TAX MATTERS RELATING TO THE SERIES 2021A BONDS," "TAX MATTERS RELATING TO THE SERIES 2021B BONDS" and "APPROVAL OF LEGALITY," APPENDIX A, APPENDIX C and APPENDIX I — "Texas Treasury Safekeeping Trust Company," APPENDIX I — "Legality for Investment" and APPENDIX I — "The Program and the Mortgage Loans" (but excluding the information under the subheadings "—Servicing," "—The Master Servicers" and "—Investment of Funds"), to this Official Statement solely to determine whether such information fairly and accurately describes or summarizes the provisions of the Act, the laws of the State, the Trust Indenture, the Thirty-Fourth Supplemental Indenture, the Thirty-Fifth Supplemental Indenture, the Depository Agreement, the Series 2021 Bonds and the federal tax implications with respect to the Series 2021 Bonds. Bond Counsel was not requested to participate and did not take part in the preparation of any other information contained herein and did not assume responsibility with respect thereto or undertake independently to verify the accuracy of any of such information. Except as set forth above, Bond Counsel does not pass upon the fairness, accuracy or completeness of this Official Statement, and no person is entitled to rely upon such firm's limited participation as an assumption of responsibility for or an expression of opinion of any kind with regard to the accuracy or completeness of the information contained herein.

ADDITIONAL INFORMATION

Certain provisions of the Act and the Trust Indenture are summarized in this Official Statement. Such summaries do not purport to be comprehensive or definitive. The information contained above is subject to change without notice and no implication is to be derived therefrom or from the sale of the Series 2021 Bonds that there has been no change in the affairs of the Department from the date hereof.

This Official Statement is submitted in connection with the sale of the securities referred to herein and may not be reproduced or used, as a whole or in part, for any other purpose. Any statements in this Official Statement involving matters of opinion, whether or not expressly so stated, are intended as such and not as representations of fact. This Official Statement is not to be construed as a contract or agreement between the Department and the purchasers or owners of any of the Series 2021 Bonds.

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TEXAS DEPARTMENT OF HOUSING AND
COMMUNITY AFFAIRS

By: /s/ Leo Vasquez
Chair and Member
Governing Board

By: /s/ Bobby Wilkinson
Executive Director

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APPENDIX A

GLOSSARY

Unless otherwise provided in the text of this Official Statement, capitalized terms used in this Official Statement shall have the following definitions:

"Act" shall mean the Chapter 2306, Government Code, as amended from time to time (together with other laws of the State applicable to the Department).

"Assisted Loan" shall mean a Mortgage Loan that includes a DPA Loan.

"Authorized Denominations" shall mean (i) for the Series 2021A Bonds, \$5,000 and integral multiples thereof, and (ii) for the Series 2021B Bonds, \$1 and integral multiples thereof.

"Authorized Representative of the Department" shall mean the Executive Director of the Department or any other employee or officer or member of the Governing Board of the Department authorized to perform specific acts or duties by resolution duly adopted by the Governing Board of the Department, a copy of which shall be filed with the Trustee.

"Board" shall mean the Governing Board of the Department.

"Bond Counsel" shall mean nationally recognized bond counsel selected by the Department.

"Bond Year" shall mean each twelve-month period that ends on December 31.

"Bonds" shall mean, unless subordinated, any bond or bonds, as the case may be, authenticated and delivered pursuant to the Trust Indenture.

"Business Day" shall mean any day other than a (i) Saturday or Sunday, (ii) day on which banking institutions in New York, New York, the State, or the city in which the payment office of the Paying Agent are authorized or obligated by law or executive order to be closed for business, or (iii) day on which the New York Stock Exchange is closed.

"Cashflow Certificate" shall mean a written certificate signed by an Authorized Representative of the Department stating that the action described in the Letter of Instructions to which such certificate pertains is consistent with the assumptions used in the Cashflow Statement most recently filed with the Trustee.

"Cashflow Statement" shall mean a cashflow statement conforming to the requirements of the Trust Indenture.

"Certificate Purchase Period" shall mean the period from the date of initial delivery of the Series 2021A Bonds to and including February 1, 2022, but which may be extended to a date no later than October 1, 2024, in accordance with the Thirty-Fourth Supplemental Indenture.

"Code" shall mean the Internal Revenue Code of 1986, as amended, and, with respect to a specific section thereof, such reference shall be deemed to include (a) the Regulations promulgated under such section, (b) any successor provision of similar import hereafter enacted, (c) any corresponding provision of any subsequent Internal Revenue Code and (d) the regulations promulgated under the provisions described in clause (b) and (c).

"Costs of Issuance" shall mean the items of expense payable or reimbursable directly or indirectly by the Department and related to the authorization, sale, issuance and remarketing of Bonds, which items of expense shall include without limiting the generality of the foregoing: travel expenses; printing costs; costs of reproducing documents; computer fees and expenses; filing and recording fees; initial fees and charges of the Fiduciaries; bond discounts; underwriting fees and remarketing fees; legal fees and charges; consulting fees and charges; auditing fees and expense; financial advisory fees; credit rating fees; initial amounts paid to obtain Supplemental Mortgage Security or a Credit Agreement; fees and charges for execution, transportation and safekeeping of Bonds; and other administrative or other costs of issuing, carrying, repaying, and remarketing Bonds and investing the Bond proceeds and costs incurred in marketing or advertising the Program.

"Credit Agreement" shall mean (i) any agreement of the Department entered into in connection with and for the purpose of (A) enhancing or supporting the creditworthiness of a Series of Bonds or (B) providing liquidity with respect to Bonds which by their terms are subject to tender for purchase, and (ii) a Swap Agreement. A determination by the Department that an agreement constitutes a Credit Agreement under this definition shall be conclusive.

"Credit Agreement Obligations" shall mean any amounts payable by the Department under and pursuant to a Credit Agreement other than amounts payable as a Termination Payment.

"Department" shall mean the Texas Department of Housing and Community Affairs and its successors and assigns.

"Department Expenses" shall mean the Department's expenses of carrying out and administering its powers, duties and functions in connection with mortgage loans and shall include without limiting the generality of the foregoing: salaries, supplies, utilities, labor, materials, office rent, maintenance, furnishings, equipment, machinery and apparatus; expenses for data processing, insurance premiums, legal, accounting, management, consulting and banking services and expenses; the fees and expenses of the Fiduciaries; mortgage loan servicing fees; costs of issuance not paid from proceeds of bonds; payments to pension, retirement, health and hospitalization funds; amounts paid to obtain and maintain Supplemental Mortgage Security; Credit Agreement Obligations; and any other expenses required or permitted to be paid by the Department under the provisions of the Act, the Master Indenture and any Supplemental Indenture.

"Depository" shall mean the Texas Treasury Safekeeping Trust Company, acting in accordance with the Depository Agreement, and any bank or trust company appointed pursuant to the Trust Indenture to act as depository of certain moneys and investments.

"DPA Loan" means a subordinated, no stated interest, thirty year term loan for down payment and closing costs made to a Mortgagor under the Program in an amount as identified in the commitment lot notice applicable to the 2021A Mortgage Loan, subject to adjustment from time to time at the direction of the Department.

"Eligible Borrower" shall mean eligible borrowers who meet the criteria described under "APPENDIX I – SUMMARY OF INFORMATION REGARDING THE PROGRAM AND MORTGAGE LOANS AND OTHER MATTERS – The Program and the Mortgage Loans – Eligible Borrowers."

"Excess Revenues" shall mean any moneys remaining in the Revenue Fund and transferred to the Residual Revenues Fund after all other transfers required by the Trust Indenture on any maturity date or redemption date for the Bonds.

"Fannie Mae" shall mean the Federal National Mortgage Association, a federally-chartered and stockholder-owned corporation organized and existing under the Federal National Mortgage Association Charter Act, 12 U.S.C. §1716 et seq.

"Fannie Mae Certificate" shall mean a guaranteed mortgage pass-through Fannie Mae Mortgage-Backed Security bearing interest at the applicable Pass-Through Rate, issued by Fannie Mae in book-entry form, transferred to the account of the Trustee or its nominee (or any successor or transferee), guaranteed as to timely payment of principal and interest by Fannie Mae and backed by conventional Mortgage Loans in the related Fannie Mae pool.

"FDIC" shall mean the Federal Deposit Insurance Corporation or any successor agency or instrumentality of the United States of America.

"FHA" shall mean the Federal Housing Administration or its successors.

"Fiduciaries" shall mean the Trustee, the Depository, and any bond depository and any paying agent.

"Freddie Mac" shall mean the Federal Home Loan Mortgage Corporation, a corporation organized and existing under the laws of the United States of America, or its successor.

"Fund" shall mean the Mortgage Loan Fund, the Cost of Issuance Fund, the Revenue Fund, the Interest Fund, the Principal Fund, the Special Redemption Fund, the Rebate Fund, the Expense Fund, the Residual Revenues Fund and the Special Mortgage Loan Fund established under the Trust Indenture.

"Ginnie Mae" or "GNMA" shall mean the Government National Mortgage Association, a government sponsored enterprise organized and existing under the laws of the United States.

"Ginnie Mae Certificate" or "GNMA Certificate" shall mean a fully-modified, mortgage-backed, pass-through security (a GNMA I Mortgage Pass-Through Certificate or a GNMA II Mortgage Pass-Through Certificate) issued by the Master Servicer in accordance with the applicable GNMA Guide bearing interest at the applicable Pass-Through rate and representing the beneficial ownership interest in a GNMA pool, registered in the name of the Trustee and guaranteed as to timely payment of principal and interest by GNMA pursuant to Section 306(g) of Title III of the National Housing Act of 1934 and regulations promulgated thereunder backed by Mortgage Loans originated by Mortgage Lenders under the Program and packaged by the Master Servicer into a GNMA pool.

"Ginnie Mae Guide" means the GNMA II Mortgage Backed Securities Guide (Ginnie Mae 5500.3), as supplemented from time to time.

"Ginnie Mae Paying Agent" shall mean JPMorgan Chase Bank, New York, New York, in its capacity as the central transfer and paying agent pursuant to the Ginnie Mae Guide, or its successors or assigns.

"Government Obligations" shall mean direct obligations of, or obligations the principal of and interest on which are guaranteed by the full faith and credit of, the United States of America.

"Investment Securities" shall mean and include any one or more of the following securities, if and to the extent the same are at the time legal for investment of Department funds:

- (a) Government Obligations;
- (b) FHA debentures;
- (c) Obligations, debentures, notes or other evidences of indebtedness issued or guaranteed by any agency or instrumentality of the United States of America acting pursuant to authority granted by the Congress of the United States, including, without limitation the following: Fannie Mae

(excluding mortgage-backed securities valued at greater than par on the portion of unpaid principal and mortgage-backed securities representing payment of principal only or interest only with respect to the underlying loans); Freddie Mac, GNMA, Student Loan Marketing Association, or other successor agencies;

(d) Obligations issued by public agencies or municipalities and fully secured as to the payment of both principal and interest by a pledge of annual contributions under an annual contributions contract or contracts with the United States of America; or temporary notes, preliminary loan notes or project notes issued by public agencies or municipalities, in each case fully secured as to the payment of both principal and interest by a requisition or payment agreement with the United States of America;

(e) Debt obligations (excluding obligations that do not have a fixed par value and/or the terms of which do not provide for payment of a fixed dollar amount at maturity or redemption) of any person, but only if such debt obligations are rated by each Rating Agency in a category at least as high as the rating then assigned to the Bonds by each such Rating Agency;

(f) Federal funds, unsecured certificates of deposit, time deposits and banker's acceptances (in each case, having maturities not in excess of one year) of any bank the short-term unsecured debt obligations of which are rated by each Rating Agency in the highest category for short-term obligations.

(g) Certificates of deposit and time deposits which are fully insured as to principal and interest by the FDIC;

(h) Commercial paper having maturities not in excess of one year rated by each Rating Agency in the highest category for short-term obligations;

(i) Money market funds rated by each Rating Agency in the highest category for money market funds;

(j) Repurchase agreements the subject of which are obligations described in clauses (a), (b), (c) or (d) above, with: (i) any Person whose long-term unsecured general indebtedness is rated by each Rating Agency in a category at least as high as the rating then assigned to the Bonds by each such Rating Agency, or if the term of such repurchase agreement does not exceed one year, whose short-term unsecured general indebtedness is rated by each Rating Agency in the highest category for short-term obligations; and (ii) with any member of the Association of Primary Dealers;

(k) Investment agreements secured or unsecured as required by the Department, with any Person whose long-term unsecured general indebtedness is rated by each Rating Agency in a category at least as high as the rating then assigned to the Bonds by each such Rating Agency or, if the term of such investment agreement does not exceed one year, whose short-term unsecured general indebtedness is rated by each Rating Agency in the highest category for short-term obligations⁽¹⁾; and

(l) Investment securities described in any Supplemental Indenture the inclusion of which in the definition of Investment Securities for purposes of the Trust Indenture will not adversely affect, in and of itself, any rating then assigned to the Bonds by a Rating Agency, as evidenced by a letter from each such Rating Agency.

(1) The Department may enter into other investment agreements if the requirements of paragraph (1) of this definition of "Investment Securities" are satisfied.

"Letter of Instructions" shall mean any written directive or authorization to the Trustee or any Depository specifying the period of time for which such directive and authorization shall remain in effect, executed by an Authorized Representative of the Department.

"Master Servicer" shall mean, with respect to Program 97, the Idaho Housing Finance Association, or any successor thereto as a servicer for such program, including any designee to act on its behalf.

"Master Indenture" shall mean the Amended and Restated Residential Mortgage Revenue Bond Trust Indenture, dated as of July 1, 2019, between the Department and the Trustee, which amended and restated the Residential Mortgage Revenue Bond Trust Indenture, dated as of November 1, 1987, as previously amended and supplemented, pursuant to which the Bonds of each Series are authorized to be issued.

"Mortgage" shall mean any mortgage or deed of trust securing a Mortgage Loan.

"Mortgage Certificate" shall mean a mortgage-backed security that evidences beneficial ownership of a mortgage pool, that satisfies the requirements of the applicable Series Supplement and that is purchased from amounts identified in the applicable Series Supplement and pledged by the Department to the Trustee pursuant to the Trust Indenture.

"Mortgage Lender" shall mean any bank or trust company, mortgage banker approved by Fannie Mae or Freddie Mac, national banking association, savings bank, savings and loan association, non-profit corporation, mortgage company, the Department, any financial institution or governmental agency and any other entity approved by the Department; provided such mortgage lender is authorized to make mortgage loans satisfying the requirements of the Trust Indenture.

"Mortgage Loan" shall mean (i) any loan evidenced by a Mortgage Note and secured by a Mortgage which satisfies the requirements of the Trust Indenture, which is made, acquired or refinanced, directly or indirectly, from amounts in the Mortgage Loan Fund or other moneys of the Department (including amounts derived from temporary indebtedness incurred in anticipation of the issuance of Bonds), and which is pledged by the Department to the Trustee pursuant to the Trust Indenture; and (ii) any evidence of a participation in a loan described above, including a Mortgage Certificate. In the proper context, Mortgage Loan may mean and include a Mortgage Certificate.

"Mortgage Loan Principal Payment" shall mean, with respect to any Mortgage Loan, all amounts representing (i) scheduled payments of principal thereof and (ii) Mortgage Loan Principal Prepayments other than portions, if any, of Mortgage Loan Principal Prepayments representing any penalty, fee, premium or other additional charge for the prepayment of principal which may be paid pursuant to the terms of a Mortgage Loan.

"Mortgage Loan Principal Prepayment" shall mean any moneys received or recovered by the Department from any payment of or with respect to principal (including any penalty, fee, premium or other additional charge for prepayment of principal which may be provided by the terms of a Mortgage Loan) on any Mortgage Loan other than the scheduled payments of principal called for by such Mortgage Loan, whether (i) by voluntary prepayment made by the borrower, (ii) as a consequence of the damage, destruction or condemnation of the mortgaged premises or any part thereof (other than insurance moneys received or recovered and used in accordance with the provisions of the Trust Indenture to repair or reconstruct the mortgaged premises which were the subject of insurance proceeds), (iii) by the sale, assignment, endorsement or other disposition of such Mortgage Loan by the Department, (iv) in the event of a default thereon by the borrower, by the acceleration, sale, assignment, endorsement or other disposition of such Mortgage Loan by the Department or by any other proceedings take by the Department, (v) from any special hazard insurance policy or standard hazard insurance policy covering mortgaged premises, (vi) from any Supplemental Mortgage Security, or (vii) from any proceeds received from any private mortgage insurer, the FHA, the VA,

the RDA or any other agency or instrumentality of the United States of America in respect of any primary mortgage insurance or guaranty of a Mortgage Loan.

"Mortgage Note" shall mean any note, bond or other instrument evidencing borrower's obligation to repay a Mortgage Loan.

"Mortgage Pool" shall mean, with respect to a Mortgage Certificate, the pool of Mortgage Loans the beneficial ownership of which is represented by such Mortgage Certificate, as described in the schedule of pooled Mortgage Loans pertaining to such Mortgage Certificate.

"Outstanding" shall mean, when used with reference to Bonds, as of any date, Bonds theretofore or thereupon being authenticated and delivered under the Trust Indenture except:

- (a) Bonds canceled by the Trustee or delivered to the Trustee for cancellation at or prior to such date;
- (b) Bonds in lieu of or in substitution for which other Bonds shall have been authenticated and delivered pursuant to the Trust Indenture; and
- (c) Bonds deemed to have been paid as provided in the Trust Indenture.

"Pass-Through Rate" shall mean the interest rate accruing each month on a 2021A Mortgage Certificate, which will equal the mortgage rate of the 2021A Mortgage Loans backing the 2021A Mortgage Certificate less a servicing fee, which fee is retained by the Master Servicer.

"Person" shall mean an individual, a corporation, a partnership, a limited liability company, an association, a trust or any other entity or organization, including a governmental or political subdivision or an agency or instrumentality thereof.

"Premium PAC Term Bonds" shall mean the Series 2021A Bonds maturing on January 1, 2052, which were sold at a premium as shown on the inside cover page.

"Premium Serial Bonds" shall mean the Series 2021A Bonds maturing in the years 2027 through 2029, inclusive, which were sold at a premium as shown on the inside cover page.

"Program 97" shall mean the program established by the Department pursuant to which the Department makes, acquires or refinances, directly or indirectly, Mortgage Loans or Mortgage Certificates related to the Series 2021A Bonds.

"Rating Agency" shall mean: (i) S&P Global Ratings, and any successor thereto; and (ii) Moody's Investors Service Inc., and any successor thereto to the extent either agency then has a rating on the Bonds in effect at the request of the Department.

"RDA" shall mean the Rural Development Agency of the United States Department of Agriculture or its successors.

"Rebate Fund" shall mean, collectively, the Rebate Funds established pursuant to the Series Supplements into which amounts to be paid to the United States of America will be deposited until disbursed.

"Regulations" shall mean the applicable proposed, temporary or final Treasury Regulations promulgated under the Code or, to the extent applicable to the Code, under the Internal Revenue Code of 1954, as such regulations may be amended or supplemented from time to time.

"RHS" shall mean the United States Department of Agriculture, Rural Housing Service, formerly known as Farmers Home Administration, and any successor thereto.

"Serial Bonds" shall mean the Series 2021A Bonds titled as such on the inside cover page of this Official Statement.

"Series" shall mean all Bonds designated as a Series in a Series Supplement and which are authenticated and delivered on original issuance in a simultaneous transaction, and all Bonds delivered in exchange for or in lieu of such Bonds.

"Series Supplement" shall mean the Supplemental Indenture providing for the issuance of a Series of Bonds, as the same may be amended from time to time.

"Series 2021A Bonds" shall mean the Department's Residential Mortgage Revenue Bonds, Series 2021A (Social Bonds) issued under the Master Indenture and the Thirty-Fourth Supplemental Indenture.

"Series 2021B Bonds" shall mean the Department's Residential Mortgage Revenue Refunding Bonds, Series 2021B (Taxable) issued under the Master Indenture and the Thirty-Fifth Supplemental Indenture.

"State" shall mean the State of Texas.

"Supplemental Indenture" shall mean any trust indenture supplemental to or amendatory of the Trust Indenture, executed and delivered by the Agency or the Department and the Trustee in accordance with the Master Indenture.

"Swap Agreement" shall mean an agreement with respect to a Series of Bonds providing for an interest rate exchange or other interest rate hedge for the purpose of converting in whole or in part the Department's fixed or variable interest rate liability on all or a portion of such Bonds to a fixed or variable rate liability, including converting a variable rate liability to a different variable rate liability.

"Tenth Series Supplement" shall mean the Tenth Supplemental Residential Mortgage Revenue Bond Trust Indenture dated as of November 1, 1988 between the Department and the Trustee.

"Term Bonds" shall mean the Series 2021A Bonds titled as such on the inside cover page of this Official Statement.

"Termination Payment" shall mean an amount owed by the Department to a counterparty pursuant to a Swap Agreement incurred in connection with the termination of the Swap Agreement and which, on the date of execution of the Swap Agreement, is not an amount representing a regularly-scheduled payment under the Swap Agreement.

"Thirty-Fifth Supplemental Indenture" shall mean the Thirty-Fifth Supplemental Residential Mortgage Revenue Bond Trust Indenture dated as of April 1, 2021, by and between the Department and the Trustee, together with any amendments.

"Thirty-Fourth Supplemental Indenture" shall mean the Thirty-Fourth Supplemental Residential Mortgage Revenue Bond Trust Indenture dated as of April 1, 2021, by and between the Department and the Trustee, together with any amendments.

"Trust Indenture" shall mean the Master Indenture, as supplemented and amended from time to time.

"2021A Mortgage Certificates" shall mean the Ginnie Mae Certificates that evidence beneficial ownership of and a participation in a Mortgage Pool, that satisfy the requirements of the Thirty-Fourth Supplemental Indenture which are purchased by the Trustee from amounts available in the 2021A Mortgage Loan Account and pledged by the Department to the Trustee pursuant to the Trust Indenture.

"2021A Mortgage Loan Account" shall mean the 2021A Mortgage Loan Account of the Mortgage Loan Fund.

"2021A Mortgage Loans" shall mean the loans included in each Mortgage Pool represented by a 2021A Mortgage Certificate.

"2021A Principal Account" shall mean the 2021A Principal Account of the Principal Fund.

"2021A Revenue Account" shall mean the 2021A Revenue Account of the Revenue Fund.

"2021A Special Redemption Account" shall mean the 2021A Special Redemption Account of the Redemption Fund.

"2021B Interest Account" shall mean the 2021B Interest Account of the Interest Fund.

"2021B Mortgage Loan Account" shall mean the 2021B Mortgage Loan Account of the Mortgage Loan Fund.

"2021B Principal Account" shall mean the 2021B Principal Account of the Principal Fund.

"2021B Revenue Account" shall mean the 2021B Revenue Account of the Revenue Fund.

"2021B Special Redemption Account" shall mean the 2021B Special Redemption Account of the Special Redemption Fund.

"2021B Transferred Mortgage Certificates" shall mean the Mortgage Certificates allocated to the 2021B Mortgage Loan Account as described in Appendix I hereto.

"Treasury" shall mean the United States Department of the Treasury.

"VA" shall mean the United States Department of Veterans Affairs or its successors.

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APPENDIX B-1 GNMA AND THE GNMA CERTIFICATES

This summary of the GNMA Mortgage Backed Securities Program, the GNMA Certificates and the documents referred to herein does not purport to be comprehensive and is qualified in its entirety by reference to the GNMA Mortgage Backed Securities Guide published by GNMA and to said documents for full and complete statement of their provisions. The following summary is of the GNMA I Program and the GNMA II Program, as amended.

Government National Mortgage Association ("GNMA") is a wholly-owned corporate instrumentality of the United States within the Department of Housing and Urban Development ("HUD") with its principal office in Washington, D.C.

To issue GNMA Certificates, the Master Servicer must first apply to and receive from GNMA the Commitment to Guarantee Mortgage Backed Securities (the "MBS Agreement"). The MBS Agreement authorizes the Master Servicer to apply to GNMA for the issuance of Mortgage-Backed Securities to be eligible for guaranty by GNMA up to a stated date and issue GNMA Certificates up to a stated amount during a one-year period following the date of the MBS Agreement. Each MBS Agreement is valid for a 12-month period from the date of commitment.

Each GNMA Certificate is to be backed by a mortgage pool consisting of Mortgage Loans in a minimum aggregate amount of \$250,000 (or such lesser amount as may be approved by GNMA). Each GNMA I Certificate will be a "mortgage loan pass-through" certificate which will require the Master Servicer to pass through to the paying and transfer agent therefor (the "GNMA Paying Agent") by the fifteenth day of each month (or the sixteenth day, if such day is not a business day, provided that, if neither the fifteenth nor the sixteenth day is a business day, the first business day prior to the fifteenth day of the month), the regular monthly payments on the Mortgage Loans (less the GNMA Guaranty Fee and the Master Servicer's servicing fee, more fully described herein), whether or not the Master Servicer receives such payments, plus any prepayments of principal of the Mortgage Loans received by the Master Servicer in the previous month. Each GNMA II Certificate will require the Master Servicer to pass through to the GNMA Paying Agent for the GNMA II Program, by the nineteenth day of each month (or the twentieth day, if such day is not a business day; provided that, if neither the nineteenth nor the twentieth day is a business day, then the first business day prior to the nineteenth day of the month), the regular monthly payments on the Mortgage Loans (less the GNMA Guaranty Fee and the Master Servicer's servicing fee, more fully described herein), whether or not the Master Servicer received such payments, plus any prepayments on the Mortgage Loan received by the Master Servicer in the previous month. The GNMA Paying Agent is then required to pass through to the Trustee on or before the third business day following the nineteenth day of each month the scheduled payments received from the Master Servicer. GNMA guarantees timely payment of principal of and interest with respect to the GNMA Certificate.

GNMA is authorized by Section 306(g) of Title III of the National Housing Act of 1934, as amended (the "Housing Act"), to guarantee the timely payment of the principal of, and interest on, securities that are based on and backed by a pool of mortgage loans insured by FHA under the Housing Act, or guaranteed by RDA under Title V of the Housing Act of 1949, or guaranteed by VA under the Servicemen's Readjustment Act of 1944, as amended, or Chapter 37 of Title 38, United States Code. Section 306(g) further provides that "the full faith and credit of the United States is pledged to the payment of all amounts which may be required to be paid under any guaranty under this subsection." An opinion, dated October 12, 1969, of an Assistant Attorney General of the United States, states that such guarantees under Section 306(g) of mortgage backed certificates of the type

being delivered to the Trustee on behalf of the Department are authorized to be made by GNMA and "would constitute general obligations of the United States backed by its full faith and credit."

GNMA, upon execution of the GNMA Guaranty appended to the GNMA Certificate and upon delivery of the GNMA Certificate to the Master Servicer, will have guaranteed to the Trustee as holder of the GNMA Certificate the timely payment of principal of and interest on the GNMA Certificate. In order to meet its obligations under such guaranty, GNMA, in its corporate capacity under Section 306(g) of Title III of the Housing Act, may issue its general obligations to the United States Treasury Department in an amount outstanding at any one time sufficient to enable GNMA, with no limitations as to amount, to perform its obligations under its guaranty of the timely payment of the principal of and interest on the GNMA Certificate. The Treasury is authorized to purchase any obligation so issued by GNMA and has indicated in a letter dated February 13, 1970, from the Secretary of the Treasury to the Secretary of HUD that the Treasury will make loans to GNMA, if needed, to implement the aforementioned guaranty.

GNMA is required to warrant to the Trustee as the holder of the GNMA Certificate, that, in the event it is called upon at any time to make payment on its guaranty of the principal of and interest on the GNMA Certificate, it will, if necessary, in accordance with Section 306(d) of Title III of the Housing Act, apply to the Treasury Department of the United States for a loan or loans in amounts sufficient to make payments of principal and interest.

The Master Servicer will be responsible for servicing and otherwise administering the Mortgage Loans in accordance with generally accepted practices of the mortgage banking industry and the GNMA Mortgage Backed Securities Guide (the "Guide").

It is expected that interest and principal payments on the Mortgage Loans received by the Master Servicer will be the source of payments on the GNMA Certificates. If such payments are less than what is due the Master Servicer is obligated to advance its own funds to ensure timely payment of all amounts coming due on the GNMA Certificates. GNMA guarantees such timely payment in the event of the failure of the Master Servicer to pay an amount equal to the scheduled payments (whether or not made).

The Master Servicer is required to advise GNMA in advance of any impending default on scheduled payments so that GNMA as guarantor will be able to continue such payments as scheduled on the third business day following the twentieth day of each month. If, however, such payments are not received as scheduled, the Trustee has recourse directly to GNMA.

The GNMA Guaranty Agreement to be entered into by GNMA and the Master Servicer upon issuance of the GNMA Certificates (the "GNMA Guaranty Agreement") will provide that, in the event of a default by the Master Servicer, GNMA will have the right, by letter to the Master Servicer, to effect and complete the extinguishment of the Master Servicer's interest in the Mortgage Loans, and the Mortgage Loans are to thereupon become the absolute property of GNMA, subject only to the unsatisfied rights of the holder of the GNMA Certificate. In such event, the GNMA Guaranty Agreement will provide that GNMA will be the successor in all respects to the Master Servicer in its capacity under the GNMA Guaranty Agreement and the transaction and arrangements set forth or arranged for therein. At any time, GNMA may enter into an agreement with an institution approved by GNMA under which such institution undertakes and agrees to assume any part or all of such duties, and no such agreement will detract from or diminish the responsibilities, duties or liabilities of GNMA in its capacity as guarantor.

Payment of principal and interest on the GNMA Certificate is required to be made in monthly installments on or before the third business day following the twentieth of each month commencing the month following the date of issue of the GNMA Certificate.

Each installment on the GNMA Certificate is required to be applied first to interest and then in reduction of the principal balance then outstanding on the GNMA Certificate. Interest is to be paid at the specified rate on the unpaid portion of the principal of the GNMA Certificate. The amount of principal due on the GNMA Certificate is to be in an amount at least equal to the scheduled principal amortization currently due on the Mortgage Loans subject to adjustment by reason of unscheduled recoveries of principal on the Mortgage Loans. In any event, the Master Servicer is required to pay to the Trustee, as holder of the GNMA Certificate, monthly installments of not less than the interest due on the GNMA Certificate at the rate specified in the GNMA Certificate, together with any scheduled installments of principal, whether or not such interest or principal is collected from the Mortgagor, and any prepayments or early recovery of principal. Final payment is to be made upon surrender of the outstanding GNMA Certificate.

The Office of Inspector General (OIG) is required to conduct an annual audit of GNMA under the provisions of the Chief Financial Officers (CFO) Act of 1990 ("CFO Act"). The complete OIG report is included in the separate management report of GNMA prepared pursuant to the CFO Act which is available upon request from GNMA at Government National Mortgage Association, 451 Seventh Street, SW, Washington, D.C. 20410-9000.

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APPENDIX B-2
FANNIE MAE AND THE FANNIE MAE CERTIFICATES

General

Fannie Mae is a federally chartered and stockholder owned corporation organized and existing under the Federal National Mortgage Association Charter Act, 12 U.S.C. 1716 et seq. Fannie Mae was originally established in 1938 as a United States government agency to provide supplemental liquidity to the mortgage market and became a stockholder owned and privately managed corporation by legislation enacted in 1968.

Fannie Mae purchases, sells, and otherwise deals in mortgages in the secondary market rather than as a primary lender. It does not make direct mortgage loans but acquires mortgage loans originated by others. In addition, Fannie Mae issues mortgage backed securities ("MBS"), primarily in exchange for pools of mortgage loans from lenders. Fannie Mae receives guaranty fees for its guarantee of timely payment of principal of and interest on MBS certificates.

The securities of Fannie Mae are not guaranteed by the United States and do not constitute a debt or obligation of the United States or any agency or instrumentality thereof other than Fannie Mae.

Information on Fannie Mae and its financial condition is contained in periodic reports that are filed with the Securities and Exchange Commission (the "SEC"). The SEC filings are available at the SEC's website at <http://www.sec.gov>. The periodic reports filed by Fannie Mae with the SEC are also available on Fannie Mae's website at <http://www.fanniemae.com/portal/about-fm/investor-relations/quarterly-annual-results.html> or from Fannie Mae at the Office of Investor Relations at 202-752-7115.

Fannie Mae is incorporating by reference in this Official Statement the documents listed below that Fannie Mae publishes from time to time. This means that Fannie Mae is disclosing information to you by referring you to those documents. Those documents are considered part of this Reoffering Circular, so you should read this Reoffering Circular, and any applicable supplements or amendments, together with those documents before making an investment decision.

You should rely only on the information provided or incorporated by reference in this Official Statement and any applicable supplement, and you should rely only on the most current information.

Fannie Mae makes no representation as to the contents of this Official Statement, the suitability of the Bonds for any investor, the feasibility of performance of any program, or compliance with any securities, tax or other laws or regulations.

Fannie Mae currently is required to file periodic financial disclosures with the U.S. Securities and Exchange Commission (the "SEC"), including Annual Reports on Form 10-K, Quarterly Reports on Form 10-Q, and Current Reports on Form 8-K, together with any required exhibits. These reports and other information can be read and copied at the SEC's public reference room at 450 Fifth Street, N.W., Washington, D.C. 20549. The SEC currently maintains a website (<http://www.sec.gov>) that contains reports, proxy statements and other information that Fannie Mae has filed with the SEC. The Senior Preferred Stock Purchase Agreement between the Treasury and Freddie Mac requires Freddie Mac to provide the Treasury with annual reports on Form 10-K, quarterly reports on Form 10-Q, and current reports on Form 8-K. The Department makes no representation regarding the content, accuracy or availability of any such reports or information filed by Fannie Mae or Freddie Mac with the SEC, or any information provided at such website. The SEC's website is not part of this Official Statement.

Mortgage-backed Securities Program

Fannie Mae is a federally chartered and stockholder-owned corporation organized and existing under the Federal National Mortgage Association Charter Act (12 U.S.C. Section 1716 et seq.). Fannie Mae was originally established in 1938 as a United States government agency to provide supplemental liquidity to the mortgage market, and was transferred into a stockholder-owned and privately managed corporation by legislation enacted in 1968. The Secretary of Housing and Urban Development exercises general regulatory power over Fannie Mae. Fannie Mae provides funds to the mortgage market by purchasing mortgage loans from lenders, thereby replenishing their funds for additional lending. Fannie Mae acquires funds to purchase mortgage loans from many capital market investors that may not ordinarily invest in mortgage loans, thereby expanding the total amount of funds available for housing. In addition, Fannie Mae issues mortgage-backed securities primarily in exchange for pools of mortgage loans from lenders.

Although the Secretary of the Treasury of the United States has certain discretionary authority to purchase obligations of Fannie Mae, neither the United States nor any agency or instrumentality thereof is obligated to finance Fannie Mae's obligations or assist Fannie Mae in any manner.

Fannie Mae has implemented a mortgage-backed securities program pursuant to which Fannie Mae issues securities (the "Fannie Mae Certificates") backed by pools of mortgage loans (the "MBS Program"). The obligations of Fannie Mae, including its obligations under the Fannie Mae Certificates, are obligations solely of Fannie Mae and are not backed by, or entitled to, the full faith and credit of the United States.

The terms of the MBS Program are governed by the Fannie Mae Selling and Servicing Guides (the "Fannie Mae Guides") published by Fannie Mae, as modified by the Pool Purchase Contract (as hereinafter described), and, in the case of mortgage loans such as the Mortgage Loans, a Trust Indenture dated as of November 1, 1981, as amended (the "Fannie Mae Trust Indenture"), and a supplement thereto to be issued by Fannie Mae in connection with each pool.

The summary of the MBS Program set forth herein does not purport to be comprehensive and is qualified in its entirety by reference to the Fannie Mae Guides, the Fannie Mae prospectus and the other documents referred to herein.

Pool Purchase Contract

It is expected that Fannie Mae and the Master Servicer will enter into a Pool Purchase Contract, pursuant to which the Servicer will be permitted to deliver, and Fannie Mae will agree to purchase mortgage loans in exchange for Fannie Mae Certificates. The purpose of the Pool Purchase Contract is to provide for certain additions, deletions and changes to the Fannie Mae Guides relating to the purchase of mortgage loans. In the event of a conflict between the Pool Purchase Contract and the Fannie Mae Guides, the Pool Purchase Contract will control. The description set forth below assumes that the Pool Purchase Contract will be executed substantially in the form presented by Fannie Mae to the Master Servicer as of the date hereof.

The Pool Purchase Contract obligates the Servicer to service the mortgage loans in accordance with the requirements of the Fannie Mae Guides and the Pool Purchase Contract.

Fannie Mae Certificates

Each Fannie Mae Certificate will represent the entire interest in a specified pool of Mortgage Loans purchased by Fannie Mae from the Servicer and identified in records maintained by Fannie Mae.

Fannie Mae will guarantee to the registered holder of the Fannie Mae Certificates that it will distribute amounts representing scheduled principal and interest at the applicable pass-through rate on the Mortgage Loans in the pools represented by such Fannie Mae Certificates, whether or not received, and the full balance of any foreclosed or other finally liquidated Mortgage Loan, whether or not such principal balance is actually received. The obligations of Fannie Mae under such guarantees are obligations solely of Fannie Mae and are not backed by, nor entitled to, the faith and credit of the United States. If Fannie Mae were unable to satisfy such obligations, distributions to the Trustee, as the registered holder of Fannie Mae Certificates, would consist solely of payments and other recoveries on the underlying Mortgage Loans and, accordingly, monthly distributions to the Trustee, as the holder of Fannie Mae Certificates, would be affected by delinquent payments and defaults on such Mortgage Loans.

Payments on Mortgage Loans; Distributions on Fannie Mae Certificates

Payments on a Fannie Mae Certificate will be made on the 25th day of each month (beginning with the month following the month such Fannie Mae Certificate is issued), or, if such 25th day is not a business day, on the first business day next succeeding such 25th day. With respect to each Fannie Mae Certificate, Fannie Mae will distribute to the Trustee an amount equal to the total of (i) the principal due on the Mortgage Loans in the related mortgage pool underlying such Fannie Mae Certificate during the period beginning on the second day of the month prior to the month of such distribution and ending on the first day of such month of distribution, (ii) the stated principal balance of any Mortgage Loan that was prepaid in full during the second month next preceding the month of such distribution (including as prepaid for this purpose at Fannie Mae's election any Mortgage Loan after it is delinquent, in whole or in part, with respect to four consecutive installments of principal and interest), (iii) the amount of any partial prepayment of a Mortgage Loan received in the second month next preceding the month of distribution, and (iv) one month's interest at the pass-through rate on the principal balance of the Fannie Mae Certificate as reported to the Trustee (assuming the Trustee is the registered holder) in connection with the previous distribution (or, respecting the first distribution, the principal balance of the Fannie Mae Certificate on its issue date).

For purposes of distributions, a Mortgage Loan will be considered to have been prepaid in full if, in Fannie Mae's reasonable judgment, the full amount finally recoverable on account of such Mortgage Loan has been received, whether or not such full amount is equal to the stated principal balance of the Mortgage Loan. Fannie Mae may, in its discretion, include with any distribution principal prepayments, both full and partial, received during the month prior to the month of distribution but is under no obligation to do so.

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APPENDIX C

FORM OF PROPOSED OPINION OF BOND COUNSEL

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BRACEWELL

April 28, 2021

Texas Department of Housing and
Community Affairs
221 East 11th Street
Austin, Texas 78701

The Bank of New York Mellon Trust Company,
N.A., as Trustee
10161 Centurion Parkway North
Jacksonville, Florida 32256

Jefferies LLC,
as Representative of the Underwriters
520 Madison Avenue
New York, New York 10022

Ladies and Gentlemen:

We have acted as Bond Counsel to the Texas Department of Housing and Community Affairs (the “Department”) in connection with the issuance of the Department’s Residential Mortgage Revenue Bonds, Series 2021A (Social Bonds) (the “Series 2021A Bonds”) and the Department’s Residential Mortgage Revenue Refunding Bonds, Series 2021B (Taxable) (the “Series 2021B Bonds,” and together with the Series 2021A Bonds, the “Series 2021 Bonds”). The Series 2021 Bonds will bear interest from the date of delivery thereof. Interest on the Series 2021A Bonds is payable on July 1, 2021, and semiannually on each January 1 and July 1 thereafter, and on any other date on which the Series 2021A Bonds are subject to redemption, until maturity or prior redemption, and interest on the Series 2021B Bonds is payable on May 1, 2021, and on the first day of each month thereafter, and on any other date on which the Series 2021B Bonds are subject to redemption, until maturity or prior redemption. The Series 2021A Bonds are issuable only as fully registered bonds without coupons in denominations of \$5,000 principal amount and any integral multiple thereof, and the Series 2021B Bonds are issuable only as fully registered bonds without coupons in denominations of \$1 principal amount and any integral multiple thereof. The Series 2021 Bonds are being issued in the principal amounts, bear interest at the rates and mature on the dates as provided in the Indenture mentioned below. The Series 2021 Bonds are subject to redemption prior to maturity on the dates, at the redemption prices and under the circumstances described in the Indenture.

The Series 2021 Bonds are being issued pursuant to a resolution adopted by the Governing Board of the Department on March 11, 2021 (the “Bond Resolution”), the Amended and Restated Residential Mortgage Revenue Bond Trust Indenture dated as of July 1, 2019 (as amended and supplemented from time to time, the “RMRB Indenture”), between the Department and The Bank of New York Mellon Trust Company, N.A., as trustee (the “Trustee”), the Thirty-Fourth Supplemental Residential Mortgage Revenue Bond Trust Indenture dated as of April 1, 2021 (the “Thirty-Fourth Supplemental Indenture”), between the Department and the Trustee with respect to the Series 2021A Bonds, and the Thirty-Fifth Supplemental Residential Mortgage Revenue Bond Trust Indenture dated as of April 1, 2021 (the “Thirty-Fifth Supplemental Indenture”), between the Department and the Trustee with respect to the Series 2021B Bonds. The Thirty-Fourth Supplemental Indenture and the Thirty-Fifth Supplemental Indenture are referred to herein collectively as the “2021 Supplemental Indentures,” and the RMRB Indenture and the 2021

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BRACEWELL

April 28, 2021

Page 2

Supplemental Indentures are referred to herein collectively as the “Indenture.” Capitalized terms not otherwise defined herein have the meanings assigned to such terms in the Indenture.

The Series 2021A Bonds are being issued by the Department for the purpose of providing funds to make and acquire qualifying Mortgage Loans through the purchase of Mortgage Certificates and paying a portion of the costs of issuance of the Series 2021A Bonds. The Series 2021B Bonds are being issued by the Department for the purpose of providing funds to refund its outstanding Residential Mortgage Revenue Bonds, Series 2009C-1 (Taxable), Series 2009C-2, Series 2011A and Series 2011B.

The RMRB Indenture permits the issuance of additional bonds on a parity with the Series 2021 Bonds upon the terms and conditions set forth in the RMRB Indenture. The Department reserves the right in the RMRB Indenture to issue other bonds of the Department under the RMRB Indenture for other programs similar to the program initially funded with the proceeds of the Series 2021A Bonds and to refund bonds issued under the RMRB Indenture, and further reserves the right to issue bonds payable from the pledges and assignments in trust pursuant to the RMRB Indenture that are junior or subordinate to the Series 2021 Bonds, all as provided in the RMRB Indenture.

The scope of our engagement as Bond Counsel extends solely to an examination of the facts and law incident to rendering an opinion with respect to the legality and validity of the Series 2021 Bonds and the security therefor and with respect to the excludability of interest on the Series 2021A Bonds from gross income for federal income tax purposes. We have not been engaged or undertaken to review the accuracy, completeness or sufficiency of the Official Statement or other offering material relating to the Series 2021 Bonds, and we express no opinion relating thereto (excepting only the matters set forth as our opinion in the Official Statement). We have not assumed any responsibility with respect to the financial condition or capability of the Department or the disclosure thereof. In our capacity as Bond Counsel, we have participated in the preparation of and have examined a transcript of certain proceedings pertaining to the Series 2021 Bonds, including certain certified and original proceedings of the Department and the State of Texas (the “State”), and customary certificates, opinions, affidavits and other documents executed by officers, agents and representatives of the Department, the State, the Trustee and others. We also have analyzed such laws, regulations, guidance, documents and other materials as we have deemed necessary to render the opinions herein. We have also examined executed Bond No. TR-1 of each series of the Series 2021 Bonds.

We have assumed without independent verification (i) the genuineness of certificates, records and other documents (collectively, “Documents”) and the accuracy and completeness of the statements of fact contained therein; (ii) the due authorization, execution and delivery of the Documents by the other parties thereto; (iii) that all Documents submitted to us as originals are accurate and complete; (iv) that all Documents submitted to us as copies are true and correct copies of the originals thereof; and (v) that all information submitted to us and on which we have relied is accurate and complete.

In providing the opinions set forth herein, we have relied on representations of the Department, the Department’s Financial Advisor, the Underwriters, the Servicer and the Mortgage Lenders, with respect to matters solely within the knowledge of the Department, the Department’s Financial Advisor, the Underwriters, the Servicer and the Mortgage Lenders, respectively, which we have not independently verified. In addition, we have assumed for purposes of this opinion continuing compliance with the

BRACEWELL

April 28, 2021

Page 3

procedures, safeguards and covenants in the Indenture. We have further relied on the report (the “Report”) of Causey Demgen & Moore P.C., certified public accountants, regarding the mathematical accuracy of certain computations.

Based upon such examination and subject to the assumptions, qualifications and limitations set forth herein, it is our opinion that, under existing law:

1. The Department is a public and official governmental agency of the State, duly created and existing under the laws of the State, particularly Chapter 2306, Texas Government Code, as amended (together with other laws of the State applicable to the Department, the “Act”), and has full power and authority to adopt the Bond Resolution and to perform its obligations thereunder; to execute and deliver the 2021 Supplemental Indentures; to perform its obligations under the Indenture; and to issue and sell the Series 2021 Bonds and to utilize the proceeds therefrom for the purposes set forth in the Bond Resolution and the Indenture.

2. The Department has duly adopted the Bond Resolution and has duly authorized, executed and delivered the 2021 Supplemental Indentures. The Indenture constitutes a legal, valid and binding obligation of the Department. Pursuant to the Indenture, all of the Department’s right, title and interest in and to the Trust Estate, including the Revenues and other amounts to be received by the Department have been validly and effectively assigned and, upon receipt of such Revenues and amounts by the Trustee, pledged as security for the payment of the principal and redemption price of and interest on the Series 2021 Bonds. We draw your attention to the fact that the Series 2021 Bonds are secured on a parity basis with the Department’s Residential Mortgage Revenue Bonds, Series 2019A. The Department also has outstanding its Series 2016 Issuer Note, which is secured on a basis expressly subordinate to the foregoing bonds.

3. The Department has duly authorized the issuance, execution and delivery of the Series 2021 Bonds. The authorized officers of the Department have duly executed the Series 2021 Bonds and the Trustee has duly authenticated the Series 2021 Bonds, to the extent required by the Indenture, and delivered the Series 2021 Bonds to or at the direction of the initial purchasers thereof. The Series 2021 Bonds constitute legal, valid and binding limited obligations of the Department and are entitled to the benefit and security of the Indenture.

4. The Series 2021 Bonds are issued pursuant to the provisions of the Act and constitute limited obligations of the Department and are payable solely from the revenues, funds and assets of the Department pledged under the Indenture and not from any other revenues, funds or assets of the Department. The Series 2021 Bonds are not and do not create or constitute in any way an obligation, a debt or a liability of the State, or create or constitute a pledge, giving or lending of the faith or credit or taxing power of the State. The Department has no taxing power.

5. Interest on the Series 2021A Bonds is excludable from gross income for federal income tax purposes under section 103 of the Internal Revenue Code of 1986, as amended.

6. Interest on the Series 2021A Bonds is not an item of tax preference includable in alternative minimum taxable income for purposes of determining a taxpayer’s alternative minimum tax liability.

BRACEWELL

April 28, 2021

Page 4

We observe that the Department has taken no action to make interest on the Series 2021B Bonds excludable from gross income for federal income tax purposes. Except as stated above, we express no opinion as to the amount of interest on the Series 2021 Bonds or any federal, state or local tax consequences resulting from the receipt or accrual of interest on, or acquisition, ownership or disposition of the Series 2021 Bonds. In the event that the representations of the Department, the Department's Financial Advisor, the Underwriters, the Servicer and the Mortgage Lenders, upon which we have relied or the Report is determined to be inaccurate or incomplete or the Department, a Mortgage Lender or the Servicer fails to comply with the procedures, safeguards and covenants in the Indenture, interest on the Series 2021A Bonds could become includable in gross income for federal income tax purposes from the date of original delivery thereof, regardless of the date on which the event causing such inclusion occurs.

The enforceability of certain provisions of the Series 2021 Bonds may be limited by bankruptcy, insolvency, reorganization, moratorium and other laws for the relief of debtors. Furthermore, the availability of equitable remedies under the Series 2021 Bonds may be limited by general principles of equity that permit the exercise of judicial discretion. Furthermore, the enforceability of any indemnification provisions contained in the Indenture may be limited by applicable securities laws and public policy.

The opinions set forth above speak only as of their date and only in connection with the Series 2021 Bonds and may not be applied to any other transaction. Such opinions are specifically limited to the laws of the State of Texas and, to the extent applicable, the laws of the United States of America.

Our opinions are based on existing law and our knowledge of facts as of the date hereof and may be affected by certain actions that may be taken or omitted on a later date. We assume no duty to update or supplement these opinions, and this opinion letter may not be relied upon in connection with any changes to the law or facts, or actions taken or omitted, after the date hereof.

Very truly yours,

APPENDIX D-1

ADDITIONAL INFORMATION CONCERNING MORTGAGE CERTIFICATES

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Additional Information Concerning Mortgage Certificates

The Texas Department of Housing and Community Affairs (the “Department”) owns an extensive portfolio of GNMA/FNMA/Freddie Mac Certificates (Mortgage Certificates) acquired with the proceeds of the Department’s Single Family Mortgage Revenue Bonds, Single Family Mortgage Revenue Bonds (Collateralized Home Mortgage Revenue Bonds), Residential Mortgage Revenue Bonds, GNMA Collateralized Home Mortgage Revenue Bonds and Collateralized Home Mortgage Revenue Bonds. The following tables summarize certain information regarding the Residential Mortgage Revenue Bond Trust Indenture as of January 31, 2021.

Residential Mortgage Revenue Bond (RMRB) Trust Indenture

Series	Original Issue Amount	Bonds Outstanding	Average Weighted Mortgage Rates for Outstanding Mortgage Certificates (%)	Mortgage Certificates Outstanding
Surplus	\$ -	\$ -	3.71	\$ 4,493,051
2009 C-1 / 2011 A	149,030,000	31,865,000	5.33	32,775,083
2009 C-2 / 2011 B	148,035,000	33,185,000	4.53	35,026,054
2019 A	166,350,000	158,365,000	4.92	156,445,937
TOTAL	\$ 463,415,000	\$ 223,415,000		\$ 228,740,125

Note 1: In addition to the RMRB Bonds Outstanding shown above, the Department has issued one subordinate Note Payable with an outstanding balance of \$10,000,000.

RMRB Mortgage Certificate Loan Type

Loan Type	Number of Outstanding Mortgage Loans	Outstanding Principal Amount	Percent of Mortgage Certificates Outstanding
GNMA Certificates	1,691	\$ 218,975,436	95.73%
FNMA Certificates	59	9,764,689	4.27%
TOTAL	1,750	\$ 228,740,125	100.00%

RMRB Mortgage Certificates Servicers

Servicers	Number of Outstanding Mortgage Loans	Percent of Mortgage Certificates Outstanding
Idaho	956	68.39%
Bank of America	752	29.83%
US Bank	42	1.78%
TOTAL	1,750	100.00%

Other Information

Mortgage Loan Information Management System

All Mortgage Loans made with proceeds of the Department's mortgage revenue bonds permit partial or complete prepayment without penalty. Mortgage Loans, in general, may also be terminated prior to their respective maturities as a result of events such as default, sale, condemnation or casualty loss. A number of factors, including general economic conditions, homeowner mobility and mortgage market interest rates, will affect the rate of actual prepayments for a particular portfolio of mortgage loans.

The Department does not service the Mortgage Loans backing Mortgage Certificates; however, the Department monitors the origination and payment of such Mortgage Loans.

DISCLAIMER

"All information contained herein is obtained from sources believed to be accurate and reliable. Refer to the Official Statement and operative documents of each series for complete information on that issue. Because of the possibility of human and mechanical error as well as other factors, such information is provided "as is" without warranty of any kind and, in particular, no representation or warranty, expressed or implied, is made nor to be inferred as to the accuracy, timeliness or completeness, of any such information. Under no circumstances shall the Texas Department of Housing and Community Affairs have any liability to any person or entity for (a) any loss or damage in whole or part caused by, resulting from, or relating to any error (negligent or otherwise) or other circumstances involved in procuring, collecting, compiling, interpreting, analyzing, editing, transcribing, transmitting, communicating or delivering any such information, or (b) any direct, indirect, special, consequential or incidental damages whatsoever, even if the Texas Department of Housing and Community Affairs is advised in advance of the possibility of such damages, resulting from the use of, or inability to use, any such information."

APPENDIX D-2

**BOND SUMMARY OF THE TEXAS DEPARTMENT OF HOUSING
AND COMMUNITY AFFAIRS**

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Bond Summary of the Texas Department of Housing and Community Affairs

General - Single Family Since 1979, the year of creation of the Texas Housing Agency (the Agency), a predecessor to the Department, through January 31, 2021, there have been issued by the Agency or the Department, sixty-three series of Single Family Mortgage Revenue Bonds, five series of Junior Lien Single Family Mortgage Revenue Refunding Bonds, thirty-seven series of Residential Mortgage Revenue Bonds, eleven series of Collateralized Home Mortgage Revenue Bonds, ten series of GNMA/FNMA Collateralized Home Mortgage Revenue Bonds, and two series of Government National Mortgage Association Collateralized Home Mortgage Revenue Bonds. As of January 31, 2021, the aggregate outstanding principal amount of bonded indebtedness of the Department for single family housing purposes was \$946,524,556. In addition, the Department has issued four subordinate Notes. As of January 31, 2021, the aggregate outstanding principal balance of the subordinate Notes was \$10,000,000.

Single Family Mortgage Revenue Bonds (SFMRBs) The Department has issued sixty-three series of Single Family Mortgage Revenue and Refunding Bonds under a Single Family Mortgage Revenue Bond Trust Indenture, dated as of October 1, 1980, which was amended and restated on June 1, 2017. These bonds are secured on an equal and ratable basis by the trust estate established by the SFMRB Indenture. As of January 31, 2021, fifteen series were outstanding with an aggregate outstanding principal amount of \$723,109,556. On September 16, 2020, all outstanding Loan Agreements were paid in full and are no longer outstanding.

Junior Lien Bonds The Department has issued five series of its Junior Lien Single Family Mortgage Revenue Refunding Bonds (the Junior Lien Bonds) pursuant to a Junior Lien Trust Indenture, dated as of May 1, 1994. The Junior Lien Bonds are secured on an equal and ratable basis with each other and on a subordinated basis to the Single Family Mortgage Revenue Bonds by the trust estate held under the SFMRB Indenture. As of January 31, 2021, one series was outstanding with an aggregate outstanding principal amount of \$30,000,000.

Residential Mortgage Revenue Bonds (RMRBs) The Department has issued thirty-seven series of Residential Mortgage Revenue and Refunding Bonds pursuant to the Residential Mortgage Revenue Bond Trust Indenture. These bonds are secured on an equal and ratable basis by the trust estate established by the RMRB Indenture. As of January 31, 2021, five series were outstanding with an aggregate outstanding principal amount of \$223,415,000. In addition, the Department has issued one subordinate Note under the RMRB Indenture. As of January 31, 2021, the aggregate outstanding principal balance of the subordinate Note was \$10,000,000.

General - Multifamily The Department is a conduit issuer for the State of Texas with authority to issue tax-exempt and taxable Multifamily Mortgage Revenue Bonds statewide. The Department and the Agency have issued two hundred and forty-six Multifamily Mortgage Revenue Bonds which have been issued pursuant to separate trust indentures and are secured by individual trust estates which are separate and distinct from each other. As of January 31, 2021, seventy series were outstanding with an aggregate outstanding principal amount of \$839,833,343. In addition, the Department has issued nine Multifamily Notes. As of January 31, 2021, the aggregate outstanding principal balance of the Multifamily Notes was \$237,763,569.

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APPENDIX E

**APPLICABLE MEDIAN FAMILY INCOMES AND MAXIMUM ACQUISITION
COST LIMITATIONS**

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Combined Income and Purchase Price Limits Table

(Including Income Limit Adjustments for High Housing Cost Areas)

My FIRST Texas Home and Texas MCC considers the income of all persons(s) who will sign the Deed of Trust (including Non-Purchasing Spouse).
My CHOICE Texas Home considers the standard lender income calculation (1003/credit qualifying income).

See Rate Notice and Available Options for current rates and eligibility requirements - <https://thetexashomebuyerprogram.com/uploads/Rate-Notice.pdf>

Area of State	Counties in Area	NON-TARGETED AREAS			* TARGETED AREAS		
		Govt Loan and Stand-Alone MCC 100% AMFI 1 or 2 Persons	Conventional Only FNMA 80% AMFI Limit (any family size)	1-UNIT** Non-Targeted Area Purchase Price Limit	Govt Loan and Stand-Alone MCC 120% AMFI 1 or 2 Persons	1-UNIT** Targeted Area Purchase Price Limit	
Balance of State	All other counties not mentioned below	\$ 74,500	\$ 85,675	\$ 294,600	\$ 89,400	\$ 104,300	\$ 360,067
Amarillo, HMEFA	Amstrong, Carson, Potter, Randall, Andrews	\$ 74,500	\$ 85,675	\$ 294,600	\$ 89,400	\$ 104,300	\$ 360,067
Austin County, HMEFA	Austin	\$ 84,200	\$ 96,830	\$ 294,600	No Targeted Census Tracts in County	No Targeted Census Tracts in County	
Austin Round Rock, MSA	Bastrop, Caldwell, Eays*, Travis* & Williamson	\$ 81,800	\$ 94,070	\$ 294,600	No Targeted Census Tracts in County	No Targeted Census Tracts in County	
Blanco County	Blanco	\$ 97,600	\$ 112,240	\$ 359,460	\$ 117,120	\$ 136,640	\$ 439,340
Borden County	Borden	\$ 74,500	\$ 85,675	\$ 294,600	No Targeted Census Tracts in County	No Targeted Census Tracts in County	
Brazoria County, HMEFA	Brazoria	\$ 88,400	\$ 101,660	\$ 294,600	No Targeted Census Tracts in County	No Targeted Census Tracts in County	
Cooke County	Cooke	\$ 101,600	\$ 116,840	\$ 294,600	No Targeted Census Tracts in County	No Targeted Census Tracts in County	
Crane County	Crane	\$ 74,500	\$ 85,675	\$ 294,600	No Targeted Census Tracts in County	No Targeted Census Tracts in County	
Dallas, HMEFA	Collie*, Dallas*, Denton*, Ellis*, Hunt*, Kaufman* & Rockwall	\$ 79,900	\$ 91,885	\$ 294,600	\$ 91,885	\$ 104,300	\$ 360,067
Fort Worth - Arlington, HMEFA	Collie*, Dallas*, Denton*, Ellis*, Hunt*, Kaufman* & Rockwall	\$ 86,200	\$ 99,130	\$ 359,460	\$ 103,440	\$ 120,680	\$ 439,340
Gillespie County	Johnson*, Parker & Tarrant*	\$ 85,363	\$ 98,168	\$ 294,600	\$ 102,436	\$ 119,508	\$ 439,340
Glasscock County	Gillespie	\$ 74,500	\$ 85,675	\$ 294,600	No Targeted Census Tracts in County	No Targeted Census Tracts in County	
Hartley County	Hartley	\$ 97,600	\$ 112,240	\$ 294,600	No Targeted Census Tracts in County	No Targeted Census Tracts in County	
Hempill County	Hempill	\$ 74,500	\$ 85,675	\$ 294,600	No Targeted Census Tracts in County	No Targeted Census Tracts in County	
Hood County, HMEFA	Hood	\$ 71,000	\$ 88,550	\$ 294,600	No Targeted Census Tracts in County	No Targeted Census Tracts in County	
Houston-The Woodlands-Sugar Land, HMEFA	Charlbers, Fort Bend*, Galveston, Harris*, Liberty, Montgomery* & Waller	\$ 76,100	\$ 88,205	\$ 294,600	No Targeted Census Tracts in County	No Targeted Census Tracts in County	
Jackson County	Jackson	\$ 78,800	\$ 90,620	\$ 294,600	\$ 94,560	\$ 110,320	\$ 360,067
Kendall County, HMEFA	Kendall	\$ 75,300	\$ 86,595	\$ 294,600	No Targeted Census Tracts in County	No Targeted Census Tracts in County	
King County	King	\$ 100,800	\$ 115,920	\$ 294,600	No Targeted Census Tracts in County	No Targeted Census Tracts in County	
Lipscomb County	Lipscomb	\$ 86,900	\$ 99,935	\$ 294,600	No Targeted Census Tracts in County	No Targeted Census Tracts in County	
Loving County	Loving	\$ 77,000	\$ 88,550	\$ 294,600	No Targeted Census Tracts in County	No Targeted Census Tracts in County	
Marina County, HMEFA	Marina	\$ 88,100	\$ 101,315	\$ 294,600	No Targeted Census Tracts in County	No Targeted Census Tracts in County	
Medina County, HMEFA	Medina	\$ 74,500	\$ 85,675	\$ 294,600	No Targeted Census Tracts in County	No Targeted Census Tracts in County	
Midland, HMEFA	Midland*	\$ 83,875	\$ 96,456	\$ 303,293	\$ 108,840	\$ 126,980	\$ 370,692
Odessa MSA	Ector**	\$ 90,700	\$ 104,305	\$ 349,247	\$ 108,840	\$ 126,980	\$ 370,692
Oldham County, HMEFA	Oldham	\$ 74,500	\$ 85,675	\$ 294,600	No Targeted Census Tracts in County	No Targeted Census Tracts in County	
Pecos County	Pecos	\$ 75,600	\$ 86,940	\$ 294,600	\$ 89,400	\$ 104,300	\$ 360,067
Reagan County	Reagan	\$ 74,500	\$ 85,675	\$ 294,600	No Targeted Census Tracts in County	No Targeted Census Tracts in County	
Roberts County	Roberts	\$ 79,700	\$ 91,655	\$ 294,600	No Targeted Census Tracts in County	No Targeted Census Tracts in County	
San Antonio-New Braunfels, MSA	Atascosa*, Bandera, Bexar*, Comal, Guadalupe* & Wilson	\$ 74,500	\$ 85,675	\$ 294,600	\$ 100,650	\$ 117,425	\$ 426,858
Schleicher County	Schleicher	\$ 83,875	\$ 96,456	\$ 349,247	\$ 100,650	\$ 117,425	\$ 426,858
Sherman-Denison, MSA	Grayson	\$ 76,600	\$ 88,090	\$ 294,600	No Targeted Census Tracts in County	No Targeted Census Tracts in County	
Somervell County, HMEFA	Somervell	\$ 74,500	\$ 85,675	\$ 294,600	\$ 89,400	\$ 104,300	\$ 360,067
Stonewall County	Stonewall	\$ 74,500	\$ 85,675	\$ 294,600	No Targeted Census Tracts in County	No Targeted Census Tracts in County	
Ward County	Ward	\$ 74,700	\$ 85,905	\$ 294,600	No Targeted Census Tracts in County	No Targeted Census Tracts in County	
Wise County, HMEFA	Wise	\$ 86,763	\$ 99,778	\$ 359,460	No Targeted Census Tracts in County	No Targeted Census Tracts in County	

*AMFIH - Area Median Family Income; "MSA" - Metropolitan Statistical Area; "HMEFA" - HUD Metro FMR Area
 Down Payment Assistance Available to ALL Income Categories - *Targeted Areas are areas of severe economic distress.

Family Mae Limits for counties not shown above - See Page 2

** 2 UNIT Purchase Price Limits can be found at: <https://thetexashomebuyerprogram.com/uploads/2unitlimits.pdf>

For additional information please visit our website at www.TheTexasHomebuyerProgram.com



Combined Income and Purchase Price Limits Table
Effective December 1, 2020 - Conventional Loan Only

Page 2 - Remaining FNMA County Limits (not shown on Page 1)

Countries in TDHCA Balance of State	FNMA 80% AMI Limit	Countries in TDHCA Balance of State	FNMA 80% AMI Limit	Countries in TDHCA Balance of State	FNMA 80% AMI Limit	Countries in TDHCA Balance of State	FNMA 80% AMI Limit
ANDERSON COUNTY	\$ 47,120	DIMMIT COUNTY	\$ 47,120	JEFFERSON COUNTY	\$ 53,680	NUECES COUNTY	\$ 53,440
ANGELINA COUNTY	\$ 47,120	DONLEY COUNTY	\$ 47,280	JIM HOGG COUNTY	\$ 47,120	OCHILTREE COUNTY	\$ 49,760
ARANSAS COUNTY	\$ 53,440	DUVAL COUNTY	\$ 47,120	JIM WELLS COUNTY	\$ 47,120	ORANGE COUNTY	\$ 53,680
ARCHER COUNTY	\$ 51,760	EASTLAND COUNTY	\$ 47,120	JONES COUNTY	\$ 51,840	PALO PINTO COUNTY	\$ 47,120
BAILEY COUNTY	\$ 47,120	EDWARDS COUNTY	\$ 53,920	KARNES COUNTY	\$ 54,560	PANOLA COUNTY	\$ 48,880
BAYLOR COUNTY	\$ 50,480	EL PASO COUNTY	\$ 42,000	KENEDY COUNTY	\$ 47,120	PARMER COUNTY	\$ 47,120
BEE COUNTY	\$ 47,120	ERATH COUNTY	\$ 52,320	KERR COUNTY	\$ 50,440	POLK COUNTY	\$ 47,120
BELL COUNTY	\$ 51,880	FALLS COUNTY	\$ 52,000	KIMBLE COUNTY	\$ 47,120	PRESIDIO COUNTY	\$ 47,120
BOSQUE COUNTY	\$ 47,940	FANNIN COUNTY	\$ 50,560	KINNEY COUNTY	\$ 47,120	RAINS COUNTY	\$ 51,120
BOWIE COUNTY	\$ 55,360	FAVETTE COUNTY	\$ 57,920	KLEBERG COUNTY	\$ 47,120	REAL COUNTY	\$ 47,120
BRAZOS COUNTY	\$ 52,480	FISHER COUNTY	\$ 52,800	KNOX COUNTY	\$ 48,200	RED RIVER COUNTY	\$ 47,120
BREWSTER COUNTY	\$ 47,120	FLOYD COUNTY	\$ 47,120	LA SALLE COUNTY	\$ 47,120	REEVES COUNTY	\$ 50,640
BRISCOE COUNTY	\$ 47,120	FOARD COUNTY	\$ 47,120	LAMAR COUNTY	\$ 47,120	REFUGIO COUNTY	\$ 50,720
BROOKS COUNTY	\$ 47,120	FRANKLIN COUNTY	\$ 51,600	LAMB COUNTY	\$ 47,120	ROBERTSON COUNTY	\$ 52,480
BROWN COUNTY	\$ 47,120	FREESTONE COUNTY	\$ 47,120	LAMPASAS COUNTY	\$ 51,680	RUNNELS COUNTY	\$ 47,120
BURLESON COUNTY	\$ 52,480	FRIO COUNTY	\$ 47,120	LAVACA COUNTY	\$ 52,880	RUSK COUNTY	\$ 52,480
BURNET COUNTY	\$ 56,640	GAINES COUNTY	\$ 53,520	LEE COUNTY	\$ 56,160	SABINE COUNTY	\$ 47,120
CALHOUN COUNTY	\$ 58,160	GARZA COUNTY	\$ 48,080	LEON COUNTY	\$ 48,160	SAN AUGUSTINE COUNTY	\$ 47,120
CALLAHAN COUNTY	\$ 51,840	GOLLAD COUNTY	\$ 55,040	LIMESTONE COUNTY	\$ 47,120	SAN JACINTO COUNTY	\$ 47,680
CAMERON COUNTY	\$ 38,240	GONZALES COUNTY	\$ 48,600	LIVE OAK COUNTY	\$ 51,600	SAN PATRICK COUNTY	\$ 53,440
CAMP COUNTY	\$ 47,120	GRAY COUNTY	\$ 51,120	LLANO COUNTY	\$ 53,280	SAN SABA COUNTY	\$ 47,120
CASS COUNTY	\$ 47,120	GREGG COUNTY	\$ 52,480	LUBBOCK COUNTY	\$ 55,520	SCURRY COUNTY	\$ 58,320
CASTRO COUNTY	\$ 47,120	GRIMES COUNTY	\$ 48,640	LYNN COUNTY	\$ 55,520	SHACKELFORD COUNTY	\$ 48,400
CHEROKEE COUNTY	\$ 47,120	HALE COUNTY	\$ 47,120	MADISON COUNTY	\$ 47,920	SHELBY COUNTY	\$ 47,120
CHILDRESS COUNTY	\$ 51,760	HALL COUNTY	\$ 47,120	MARION COUNTY	\$ 47,120	SHERMAN COUNTY	\$ 53,040
CLAY COUNTY	\$ 51,760	HAMILTON COUNTY	\$ 51,440	MASON COUNTY	\$ 50,480	SMITH COUNTY	\$ 52,480
COCHRAN COUNTY	\$ 47,120	HANSFORD COUNTY	\$ 47,120	MAVERICK COUNTY	\$ 47,120	STARR COUNTY	\$ 47,120
COKE COUNTY	\$ 49,920	HARDEMAN COUNTY	\$ 47,120	MCCULLOCH COUNTY	\$ 47,120	STEPHENS COUNTY	\$ 47,120
COLEMAN COUNTY	\$ 47,120	HARDIN COUNTY	\$ 55,680	MCLENNAN COUNTY	\$ 52,000	STERLING COUNTY	\$ 57,600
COLLINGSWORTH COUNTY	\$ 47,120	HARRISON COUNTY	\$ 56,160	MCMULLEN COUNTY	\$ 57,520	SUTTON COUNTY	\$ 52,560
COLORADO COUNTY	\$ 55,280	HASKELL COUNTY	\$ 47,120	MENARD COUNTY	\$ 47,120	SWISHER COUNTY	\$ 47,120
COMANCHE COUNTY	\$ 47,120	HENDERSON COUNTY	\$ 47,360	MILAM COUNTY	\$ 47,120	TAYLOR COUNTY	\$ 51,840
CONCHO COUNTY	\$ 51,120	HIDALGO COUNTY	\$ 36,080	MILLS COUNTY	\$ 50,000	TERRILL COUNTY	\$ 47,120
CORVELL COUNTY	\$ 51,880	HILL COUNTY	\$ 48,880	MITCHELL COUNTY	\$ 56,640	TERRY COUNTY	\$ 47,120
COTTLE COUNTY	\$ 47,120	HOCKLEY COUNTY	\$ 50,080	MONAGUE COUNTY	\$ 47,120	THROCKMORTON COUNTY	\$ 49,440
CROCKETT COUNTY	\$ 57,120	HOPKINS COUNTY	\$ 48,640	MOORE COUNTY	\$ 49,520	TITUS COUNTY	\$ 47,120
CROSBY COUNTY	\$ 55,520	HOUSTON COUNTY	\$ 47,120	MOTLEY COUNTY	\$ 47,120	TOM GREEN COUNTY	\$ 57,920
CULBERSON COUNTY	\$ 47,120	HOWARD COUNTY	\$ 51,360	NAACOGDOCHES COUNTY	\$ 52,080	TRINITY COUNTY	\$ 47,120
DALLAM COUNTY	\$ 47,120	HUDSPETH COUNTY	\$ 42,000	NAVARRO COUNTY	\$ 47,120	TYLER COUNTY	\$ 51,040
DAWSON COUNTY	\$ 47,120	HUTCHINSON COUNTY	\$ 52,560	NEWTON COUNTY	\$ 47,120	UPSHUR COUNTY	\$ 52,480
DEAF SMITH COUNTY	\$ 50,720	IRON COUNTY	\$ 57,920	NOLAN COUNTY	\$ 48,320	UPTON COUNTY	\$ 57,360
DELTA COUNTY	\$ 47,120	JACK COUNTY	\$ 57,840	DELTA COUNTY	\$ 47,120	UVALDE COUNTY	\$ 52,480
DEWITT COUNTY	\$ 55,760	JASPER COUNTY	\$ 49,360	DEWITT COUNTY	\$ 55,760	VAL VERDE COUNTY	\$ 47,120
DICKENS COUNTY	\$ 47,120	JEFF DAVIS COUNTY	\$ 55,760	DICKENS COUNTY	\$ 47,120	VAN ZANDT COUNTY	\$ 50,160

This Page only applies to the MY CHOICE - FNMA 80% AMI Limit Only

APPENDIX F

**TABLE OF PROJECTED WEIGHTED AVERAGE LIFE DATA
AT VARIOUS PREPAYMENT SPEEDS**

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APPENDIX F

TABLE OF PROJECTED WEIGHTED AVERAGE LIFE DATA AT VARIOUS PREPAYMENT SPEEDS

SIFMA Prepayment Model		Series 2021A						Series 2021B
		Term Bonds Due 7/1/2036	Term Bonds Due 7/1/2041	Term Bonds Due 7/1/2046	Term Bonds Due 7/1/2051	Premium PAC Term Bonds Due 1/1/2052		Term Bonds Due 7/1/2042
						Optional Call not Exercised	Optional Call Exercised	
0%	Average Life (years)	13.9	18.0	23.0	27.9	16.9	7.9	11.4
	Average Maturity Date	4/7/2035	4/23/2039	4/24/2044	3/22/2049	3/30/2038	3/14/2029	10/8/2032
	First Redemption Date	1/1/2034	1/1/2037	1/1/2042	1/1/2047	11/1/2021	11/1/2021	5/1/2021
	Last Redemption Date	7/1/2036	7/1/2041	7/1/2046	1/1/2051	6/1/2050	1/1/2030	5/1/2042
50%	Average Life (years)	13.9	18.0	22.4	25.0	8.4	6.5	9.3
	Average Maturity Date	4/7/2035	4/17/2039	9/10/2043	4/11/2046	9/27/2029	11/15/2027	8/19/2030
	First Redemption Date	1/1/2034	1/1/2037	7/1/2039	7/1/2039	11/1/2021	11/1/2021	5/1/2021
	Last Redemption Date	7/1/2036	7/1/2041	7/1/2046	9/1/2049	7/1/2039	1/1/2030	5/1/2042
75%	Average Life (years)	13.9	17.4	20.5	21.8	6.6	5.9	8.4
	Average Maturity Date	3/28/2035	9/8/2038	10/21/2041	2/16/2043	11/16/2027	3/27/2027	10/6/2029
	First Redemption Date	1/1/2034	9/1/2034	9/1/2034	9/1/2034	11/1/2021	11/1/2021	5/1/2021
	Last Redemption Date	7/1/2036	7/1/2041	7/1/2046	10/1/2048	9/1/2034	1/1/2030	5/1/2042
100%	Average Life (years)	13.6	16.2	18.4	19.0	5.5	5.3	7.7
	Average Maturity Date	11/20/2034	7/25/2037	9/16/2039	5/3/2040	10/13/2026	8/22/2026	1/2/2029
	First Redemption Date	1/1/2032	1/1/2032	1/1/2032	1/1/2032	11/1/2021	11/1/2021	5/1/2021
	Last Redemption Date	7/1/2036	7/1/2041	7/1/2046	10/1/2047	1/1/2032	1/1/2030	5/1/2042
125%	Average Life (years)	12.5	14.4	16.0	16.2	5.5	5.3	7.0
	Average Maturity Date	10/30/2033	9/26/2035	4/9/2037	6/29/2037	10/13/2026	8/22/2026	5/2/2028
	First Redemption Date	2/1/2022	3/1/2022	4/1/2022	12/1/2021	11/1/2021	11/1/2021	5/1/2021
	Last Redemption Date	7/1/2036	7/1/2041	7/1/2046	1/1/2047	1/1/2032	1/1/2030	5/1/2042
150%	Average Life (years)	11.3	12.9	13.9	14.0	5.5	5.3	6.4
	Average Maturity Date	9/3/2032	3/17/2034	3/19/2035	4/25/2035	10/13/2026	8/22/2026	9/30/2027
	First Redemption Date	2/1/2022	2/1/2022	2/1/2022	12/1/2021	11/1/2021	11/1/2021	5/1/2021
	Last Redemption Date	7/1/2036	7/1/2041	3/1/2046	3/1/2046	1/1/2032	1/1/2030	5/1/2042
175%	Average Life (years)	10.4	11.5	12.2	12.2	5.4600	5.3	5.9
	Average Maturity Date	9/20/2031	10/26/2032	7/14/2033	7/16/2033	10/13/2026	8/22/2026	3/23/2027
	First Redemption Date	2/1/2022	1/1/2022	1/1/2022	11/1/2021	11/1/2021	11/1/2021	5/1/2021
	Last Redemption Date	7/1/2036	7/1/2041	6/1/2045	6/1/2045	1/1/2032	1/1/2030	5/1/2042
200%	Average Life (years)	9.5	10.3	10.8	10.7	5.5	5.3	5.4
	Average Maturity Date	10/27/2030	9/3/2031	2/16/2032	1/21/2032	10/13/2026	8/22/2026	10/7/2026
	First Redemption Date	2/1/2022	1/1/2022	1/1/2022	11/1/2021	11/1/2021	11/1/2021	5/1/2021
	Last Redemption Date	7/1/2036	7/1/2041	10/1/2044	10/1/2044	1/1/2032	1/1/2030	5/1/2042
300%	Average Life (years)	6.6	6.9	6.9	6.9	5.5	5.3	4.0
	Average Maturity Date	12/2/2027	3/13/2028	4/5/2028	3/24/2028	10/14/2026	8/22/2026	5/15/2025
	First Redemption Date	1/1/2022	12/1/2021	12/1/2021	11/1/2021	11/1/2021	11/1/2021	5/1/2021
	Last Redemption Date	7/1/2036	7/1/2041	6/1/2042	7/1/2042	1/1/2032	1/1/2030	5/1/2042
400%	Average Life (years)	4.6	4.6	4.6	4.6	5.5	5.3	3.1
	Average Maturity Date	11/16/2025	12/9/2025	12/10/2025	12/1/2025	11/6/2026	8/25/2026	6/15/2024
	First Redemption Date	1/1/2022	12/1/2021	12/1/2021	11/1/2021	11/1/2021	11/1/2021	5/1/2021
	Last Redemption Date	7/1/2036	5/1/2040	6/1/2040	6/1/2040	12/1/2032	1/1/2030	5/1/2042
500%	Average Life (years)	4.5	4.4	4.4	4.4	4.1	4.0	2.5
	Average Maturity Date	10/25/2025	10/8/2025	10/7/2025	10/8/2025	5/27/2025	4/23/2025	10/27/2023
	First Redemption Date	1/1/2022	12/1/2021	12/1/2021	12/1/2021	11/1/2021	11/1/2021	5/1/2021
	Last Redemption Date	7/1/2036	5/1/2037	6/1/2037	6/1/2037	10/1/2032	1/1/2030	5/1/2042

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APPENDIX G

**UNEXPENDED PROCEEDS REDEMPTION PRICE FOR
PREMIUM SERIAL BONDS
AND PREMIUM PAC TERM BONDS**

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APPENDIX G

UNEXPENDED PROCEEDS REDEMPTION PRICE FOR PREMIUM SERIAL BONDS AND PREMIUM PAC TERM BONDS

Redemption Period (Both dates are inclusive)			Redemption Price							
			Series 2021A							Premium PAC Term Bonds Due
			Premium Serial Bonds Due							
			1/1/2027	7/1/2027	1/1/2028	7/1/2028	1/1/2029	7/1/2029	1/1/2052	
Closing Date	through	4/30/2021	122.943%	124.232%	125.397%	126.440%	127.360%	128.159%	110.370%	
5/1/2021	through	5/31/2021	122.911%	124.201%	125.367%	126.411%	127.332%	128.132%	110.355%	
6/1/2021	through	6/30/2021	122.581%	123.882%	125.060%	126.115%	127.048%	127.859%	110.199%	
7/1/2021	through	7/31/2021	122.251%	123.564%	124.753%	125.819%	126.764%	127.587%	110.044%	
8/1/2021	through	8/31/2021	121.921%	123.245%	124.445%	125.523%	126.479%	127.313%	109.888%	
9/1/2021	through	9/30/2021	121.591%	122.926%	124.137%	125.227%	126.194%	127.040%	109.733%	
10/1/2021	through	10/31/2021	121.261%	122.607%	123.830%	124.931%	125.909%	126.766%	109.577%	
11/1/2021	through	11/30/2021	120.931%	122.288%	123.522%	124.635%	125.625%	126.493%	109.422%	
12/1/2021	through	12/31/2021	120.601%	121.969%	123.215%	124.339%	125.340%	126.221%	109.266%	
1/1/2022	through	1/31/2022	120.271%	121.651%	122.907%	124.043%	125.056%	125.948%	109.111%	
2/1/2022	through	2/28/2022	119.939%	121.330%	122.598%	123.745%	124.769%	125.672%	108.954%	
3/1/2022	through	3/31/2022	119.607%	121.010%	122.289%	123.447%	124.482%	125.397%	108.798%	
4/1/2022	through	4/30/2022	119.276%	120.689%	121.980%	123.149%	124.196%	125.122%	108.641%	
5/1/2022	through	5/31/2022	118.945%	120.369%	121.671%	122.851%	123.910%	124.847%	108.485%	
6/1/2022	through	6/30/2022	118.613%	120.049%	121.362%	122.554%	123.623%	124.573%	108.329%	
7/1/2022	through	12/31/2022	118.282%	119.728%	121.053%	122.256%	123.337%	124.298%	108.173%	
1/1/2023	through	6/30/2023	116.285%	117.797%	119.188%	120.459%	121.608%	122.637%	107.230%	
7/1/2023	through	12/31/2023	114.279%	115.857%	117.314%	118.652%	119.868%	120.965%	106.282%	
1/1/2024	through	6/30/2024	112.264%	113.907%	115.430%	116.834%	118.117%	119.281%	105.329%	
7/1/2024	through	10/1/2024	110.242%	111.948%	113.536%	115.006%	116.356%	117.586%	104.372%	

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APPENDIX H

DATA REGARDING THE 2021B TRANSFERRED MORTGAGE CERTIFICATES

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APPENDIX H

DATA REGARDING THE 2021B TRANSFERRED MORTGAGE CERTIFICATES

CUSIP	Pool Number	Pass-Through Rate	Mortgage Rate	Issue Date	Original Principal	Principal Outstanding Based on March 2021 Factors	Weighted Average Remaining Months	Lifetime Prepayment Speed (PSA)	12 Month Prepayment Speed (PSA)	6 Month Prepayment Speed (PSA)
36176NAM3	GN 770712	4.700%	5.200%	6/1/2011	\$ 687,104.00	\$ 67,586.91	214	366	24	25
36176D6F5	GN 763470	4.850%	5.350%	6/1/2011	5,196,438.00	1,003,483.62	235	259	383	460
36176DVS9	GN 763225	4.850%	5.350%	5/1/2011	3,388,397.00	805,176.99	238	223	158	2
36176NAL5	GN 770711	4.850%	5.350%	6/1/2011	2,250,801.00	440,850.39	239	257	275	505
36176NCG4	GN 770771	4.850%	5.350%	6/1/2011	2,785,599.00	522,008.36	226	265	268	74
36176YFY8	GN 779883	4.450%	4.950%	11/1/2011	1,136,059.00	330,770.77	244	197	385	681
36176YFZ5	GN 779884	4.450%	4.950%	11/1/2011	3,211,302.00	919,273.86	240	203	309	299
36176YFZ8	GN 779885	4.450%	4.950%	11/1/2011	2,839,832.00	843,884.73	228	194	315	13
36177HAQ6	GN 779915	4.450%	4.950%	11/1/2011	2,180,716.00	583,460.84	245	215	227	419
36176DD42	GN 762723	4.450%	4.950%	3/1/2011	2,465,544.00	407,017.99	233	273	515	477
36176DN25	GN 763009	4.450%	4.950%	4/1/2011	1,457,202.00	344,934.80	234	218	(0)	(0)
36176DR62	GN 763109	4.450%	4.950%	4/1/2011	615,401.00	246,725.80	239	128	372	1
36176DTF0	GN 763150	4.450%	4.950%	4/1/2011	1,070,974.00	451,869.43	239	120	285	1
36230UJY6	GN 759279	4.450%	4.950%	2/1/2011	3,077,728.00	746,328.36	231	210	135	2
36230UMQ9	GN 759367	4.450%	4.950%	2/1/2011	3,070,823.00	800,712.52	222	198	525	2
36230UQP7	GN 759462	4.450%	4.950%	1/1/2011	2,372,157.00	672,246.71	235	184	1	0
36230UJW0	GN 759277	4.800%	5.300%	2/1/2011	2,031,635.00	437,754.85	235	230	0	0
36230UMP1	GN 759366	4.800%	5.300%	2/1/2011	1,045,463.00	243,337.39	236	219	0	0
36230UPM5	GN 759428	4.800%	5.300%	1/1/2011	3,254,583.00	287,004.13	236	367	0	0
36230UQN2	GN 759461	4.800%	5.300%	1/1/2011	5,101,471.00	871,655.65	231	266	436	543
36230MAT4	G2 752718	4.850%	5.350%	11/1/2010	2,568,738.00	289,291.79	230	325	5	5
36230MAV9	G2 752720	4.850%	5.350%	11/1/2010	2,542,158.00	732,922.15	227	177	318	531
36230R5H5	GN 757148	4.850%	5.350%	12/1/2010	3,755,170.00	876,401.81	229	214	2	1
36230R5K8	GN 757150	4.850%	5.350%	12/1/2010	2,264,431.00	449,642.20	235	240	0	0
36230UKX6	GN 759310	4.850%	5.350%	2/1/2011	986,613.00	402,227.51	225	124	14	16
36230UPH6	GN 759424	4.850%	5.350%	1/1/2011	1,982,769.00	398,316.98	236	239	0	0
36230UPJ2	GN 759425	4.850%	5.350%	1/1/2011	3,668,543.00	627,274.34	233	266	5	4
36230L4B2	G2 752618	4.900%	5.400%	10/1/2010	5,345,841.00	1,115,756.46	232	228	381	263
36230MAS6	G2 752717	4.900%	5.400%	11/1/2010	2,779,738.00	660,224.13	230	209	242	0
36230MAU1	G2 752719	4.900%	5.400%	11/1/2010	2,449,100.00	448,389.92	217	250	431	570
36230R5G7	GN 757147	4.900%	5.400%	12/1/2010	1,746,645.00	387,929.33	225	220	374	1
36230R5J1	GN 757149	4.900%	5.400%	12/1/2010	1,886,165.00	659,775.05	231	148	211	4
36176D6E8	GN 763469	5.000%	5.500%	6/1/2011	1,594,494.00	422,940.86	238	205	278	506
36176DGL1	GN 762803	5.000%	5.500%	3/1/2011	6,606,774.00	1,395,810.90	235	238	358	404
36176DN33	GN 763010	5.000%	5.500%	4/1/2011	3,256,613.00	796,817.03	237	216	2	3
36176DRL9	GN 763091	5.000%	5.500%	4/1/2011	1,933,880.00	573,016.51	236	184	3	6
36176DVQ3	GN 763223	5.000%	5.500%	5/1/2011	3,228,217.00	561,141.30	231	274	2	2
3620C43Y4	GN 748815	5.000%	5.500%	9/1/2010	2,414,131.00	679,947.55	231	179	238	442
36230L3U1	GN 752611	5.000%	5.500%	10/1/2010	1,610,708.00	605,263.44	233	133	436	52
36230LYH6	GN 752512	5.000%	5.500%	10/1/2010	2,411,682.00	539,859.26	222	215	315	71
36176DN41	GN 763011	5.100%	5.600%	4/1/2011	2,963,788.00	486,075.90	238	282	270	7
36176DR70	GN 763110	5.100%	5.600%	4/1/2011	4,886,897.00	1,164,521.26	234	223	349	349
36176DVU4	GN 763227	5.100%	5.600%	5/1/2011	2,232,822.00	401,428.26	226	269	523	880
36176M6P3	GN 770678	5.100%	5.600%	6/1/2011	3,417,470.00	1,175,666.44	235	161	6	6
3620AWR1	G2 742189	5.240%	5.740%	8/1/2010	2,710,022.00	462,205.04	230	256	3	2
36230LYK9	G2 752514	5.240%	5.740%	10/1/2010	2,523,905.00	645,108.23	230	195	238	442
36176NAK7	GN 770710	5.000%	5.500%	6/1/2011	496,610.00	308,439.92	241	55	0	1
36176NCF6	GN 770770	5.100%	5.600%	6/1/2011	1,981,914.00	619,515.81	239	179	1	1
36176DVN0	GN 763221	3.700%	4.200%	5/1/2011	430,222.00	233,575.28	237	70	(0)	(0)
36177MHG0	GN 792930	3.450%	3.950%	2/1/2012	1,645,798.00	552,771.61	248	175	245	449
36177WKK5	GN AA0298	3.450%	3.950%	5/1/2012	977,577.00	354,415.64	248	167	361	4
36177WKL3	GN AA0299	3.450%	3.950%	5/1/2012	3,024,605.00	452,132.93	253	333	593	521
36177WPA2	GN AA0417	3.450%	3.950%	6/1/2012	4,734,251.00	863,033.88	250	297	840	596
36177WSK7	GN AA0522	3.450%	3.950%	6/1/2012	768,141.00	294,884.22	247	156	557	925
36177WWH9	GN AA0648	3.450%	3.950%	7/1/2012	1,114,759.00	300,601.37	250	225	372	661
36177WFN5	GN AA0173	3.700%	4.200%	5/1/2012	4,722,496.00	895,349.59	241	290	670	1,038
36177WKM1	GN AA0300	3.700%	4.200%	5/1/2012	1,698,745.00	235,842.24	224	349	583	930
36177WKN9	GN AA0301	3.700%	4.200%	5/1/2012	1,901,011.00	228,361.25	251	377	823	876
36177WPB0	GN AA0418	3.700%	4.200%	6/1/2012	3,885,625.00	1,087,731.64	241	220	592	574
36177WPC8	GN AA0419	3.700%	4.200%	6/1/2012	6,306,417.00	1,155,304.76	247	301	591	636
36177WSM3	GN AA0524	3.700%	4.200%	6/1/2012	2,196,703.00	356,700.79	239	326	359	21

36177WSN1	GN AA0525	3.700%	4.200%	6/1/2012	2,563,735.00	356,163.45	242	354	736	666
36177WWL0	GN AA0651	3.700%	4.200%	7/1/2012	3,177,223.00	915,640.08	251	218	378	3
36177WWM8	GN AA0652	3.700%	4.200%	7/1/2012	4,663,187.00	1,088,203.37	247	258	367	484
36177WWN6	GN AA0653	3.700%	4.200%	7/1/2012	5,540,955.00	1,704,061.03	250	205	237	177
36177WY46	GN AA0731	3.700%	4.200%	7/1/2012	2,902,671.00	557,577.06	249	299	268	490
36210B2W4	GN 487789	4.100%	4.600%	12/1/2011	7,873,372.00	997,018.24	239	346	377	340
36176YAP2	GN 779714	4.100%	4.600%	12/1/2011	4,268,218.00	1,284,621.79	245	194	216	403
36176YC70	GN 779794	4.100%	4.600%	1/1/2012	10,933,511.00	3,402,354.02	242	190	133	172
36177QWG4	GN 796046	4.100%	4.600%	1/1/2012	4,589,426.00	1,144,927.09	245	231	193	361
36177QXQ1	GN 796086	4.100%	4.600%	2/1/2012	1,339,369.00	335,465.91	231	229	5	6
36177QYF4	GN 796109	4.100%	4.600%	2/1/2012	1,070,252.00	597,981.97	242	78	1	1
36212UPH8	GN 544124	4.450%	4.950%	8/1/2011	2,028,114.00	531,277.22	243	212	290	0
36213UZS2	GN 565153	4.450%	4.950%	8/1/2011	2,093,667.00	299,406.82	238	313	7	15
36290VBB9	GN 618434	4.450%	4.950%	9/1/2011	2,512,282.00	531,073.83	238	251	283	7
36290VBC7	GN 618435	4.450%	4.950%	9/1/2011	2,967,816.00	1,113,681.38	245	151	0	1
36294NLN6	GN 654733	4.450%	4.950%	10/1/2011	3,009,948.00	615,187.08	236	259	28	16
36295LT92	GN 673876	4.450%	4.950%	10/1/2011	6,049,208.00	799,119.61	237	333	499	390
36297DWA1	GN 709041	4.450%	4.950%	10/1/2011	3,148,797.00	696,886.75	240	246	230	5
3620C4QQ6	GN 748463	4.450%	4.950%	12/1/2011	431,146.00	225,825.91	228	89	595	729
3620C4UM0	GN 748588	4.450%	4.950%	12/1/2011	868,095.00	274,839.00	246	187	1	1
36176M3U5	GN 770611	4.450%	4.950%	9/1/2011	5,119,904.00	709,719.40	239	322	265	2
36176YBH9	GN 779740	4.450%	4.950%	12/1/2011	1,057,466.00	292,032.40	229	208	1	1
36176YDR5	GN 779812	4.450%	4.950%	10/1/2011	4,652,853.00	1,884,944.31	243	137	6	8
36176YDT1	GN 779814	4.450%	4.950%	10/1/2011	3,431,666.00	801,180.80	238	236	6	6
36230UJX8	GN 759278	4.450%	4.950%	2/1/2011	3,611,973.00	584,885.63	234	276	423	1
36230UML0	GN 759363	4.450%	4.950%	2/1/2011	5,601,515.00	1,340,150.92	236	213	289	1
36230UQR3	GN 759464	4.450%	4.950%	1/1/2011	2,364,703.00	875,980.15	231	138	11	16
36176DD59	GN 762724	4.450%	4.950%	3/1/2011	3,471,984.00	736,668.27	231	234	179	6
36176DGK3	GN 762802	4.450%	4.950%	3/1/2011	2,611,281.00	396,113.78	235	288	421	734
36176X6Q7	GN 779679	2.500%	3.000%	1/1/2012	1,105,431.00	354,241.08	230	174	25	26
Total/Weighted Average		4.426%	4.926%		\$ 263,951,185.00	\$ 61,369,927.07	238	222	250	221

APPENDIX I

**SUMMARY OF INFORMATION REGARDING THE PROGRAM AND MORTGAGE LOANS
AND OTHER MATTERS**

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DTC AND BOOK-ENTRY

DTC will act as securities depository for the Series 2021 Bonds. The Series 2021 Bonds will be issued as fully-registered securities registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered certificate will be issued for each maturity of the Series 2021 Bonds, in the aggregate principal amount of such maturity, and will be deposited with DTC.

DTC, the world's largest depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments from over 100 countries that DTC's participants ("Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). DTC has Standard & Poor's rating of AA+. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com and www.dtc.org.

Purchases of Series 2021 Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Series 2021 Bonds on DTC's records. The ownership interest of each actual purchaser of each Series 2021 Bond ("Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' Records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Series 2021 Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in Series 2021 Bonds, except in the event that use of the book-entry system for the Series 2021 Bonds is discontinued.

To facilitate subsequent transfers, all Series 2021 Bonds deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Series 2021 Bonds with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not affect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Series 2021 Bonds; DTC's records reflect only the identity of the Direct Participants to whose accounts such Series 2021 Bonds are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of Series 2021 Bonds may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Series 2021 Bonds, such as redemptions, tenders, defaults, and proposed amendments to the bond documents. For example, Beneficial Owners of Series 2021 Bonds may wish to ascertain that the nominee holding the Series 2021 Bonds for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the registrar and request that copies of notices be provided directly to them.

Redemption notices shall be sent to DTC. If less than all of the Series 2021A Bonds within an issue are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such issue to be redeemed. If the Series 2021B Bonds are to be redeemed in part, each of the Series 2021B Bonds then Outstanding shall be redeemed in part, pro rata, in proportion to the Outstanding principal amount of such Series 2021B Bonds to the aggregate Outstanding principal amount of all Outstanding Series 2021B Bonds, notwithstanding any provisions of the Indenture to the contrary. To effect this pro rata redemption while the Series 2021B Bonds are held in the book-entry-only system, such redemption is to be made as a "Pro-Rata Pass-Through Distribution of Principal" by DTC.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to Series 2021 Bonds unless authorized by a Direct Participant in accordance with DTC's Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the Department as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts Series 2021 Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Redemption proceeds, principal and interest payments on the Series 2021 Bonds will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the Department or the Trustee, on the payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC nor its nominee, the Trustee, or the Department, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, and principal and interest payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the Department or the Trustee, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

DTC may discontinue providing its services as depository with respect to the Series 2021 Bonds at any time by giving reasonable notice to the Department or the Trustee. Under such circumstances, in the event that a successor depository is not obtained, bond certificates are required to be printed and delivered.

The Department may decide to discontinue use of the system of book-entry transfers through DTC (or a successor securities depository). In that event, bond certificates will be printed and delivered.

The information in this section concerning DTC and DTC's book-entry system has been obtained from DTC and is not guaranteed as to accuracy or completeness by, and is not to be construed as a representation of, the Department, or the Trustee.

The Department, the Underwriters and the Trustee cannot and do not give any assurances that DTC, the Direct Participants or the Indirect Participants will distribute to the Beneficial Owners of the Series 2021 Bonds (i) payments of principal of or interest and premium, if any, on the Series 2021 Bonds, (ii) certificates representing an ownership interest or other confirmation of beneficial ownership interest in Series 2021 Bonds, or (iii) redemption or other notices sent to DTC or Cede & Co., its nominee, as the registered owner of the Series 2021 Bonds, or that they will do so on a timely basis, or that DTC, Direct Participants or Indirect Participants will serve and act in the manner described in this Official Statement. The current "Rules" applicable to DTC are on file with the Securities Exchange Commission, and the current "Procedures" of DTC to be followed in dealing with Direct Participants are on file with DTC.

NEITHER THE DEPARTMENT, THE UNDERWRITERS NOR THE TRUSTEE WILL HAVE ANY RESPONSIBILITY OR OBLIGATION TO ANY DIRECT PARTICIPANT, INDIRECT PARTICIPANT OR ANY BENEFICIAL OWNER OR ANY OTHER PERSON WITH RESPECT TO: (1) THE SERIES 2021 BONDS; (2) THE ACCURACY OF ANY RECORDS MAINTAINED BY DTC OR ANY DIRECT PARTICIPANT OR INDIRECT PARTICIPANT; (3) THE PAYMENT BY DTC OR ANY DIRECT PARTICIPANT OR INDIRECT PARTICIPANT OF ANY AMOUNT DUE TO ANY BENEFICIAL OWNER IN RESPECT OF THE PRINCIPAL OR REDEMPTION PRICE OF OR INTEREST ON THE SERIES 2021 BONDS; (4) THE DELIVERY BY DTC OR ANY DIRECT PARTICIPANT OR INDIRECT PARTICIPANT OF ANY NOTICE TO ANY BENEFICIAL OWNER WHICH IS REQUIRED OR PERMITTED UNDER THE TERMS OF THE TRUST INDENTURE TO BE GIVEN TO OWNERS OF SERIES 2021 BONDS; (5) THE SELECTION OF THE BENEFICIAL OWNERS TO RECEIVE PAYMENT IN THE EVENT OF ANY PARTIAL REDEMPTION OF SERIES 2021 BONDS; OR (6) ANY CONSENT GIVEN OR OTHER ACTION TAKEN BY DTC AS A BONDHOLDER.

Discontinuation of Book-Entry-Only System

In the event that the book-entry-only system is discontinued by DTC or the Department, the following provisions will be applicable to the Series 2021 Bonds. Series 2021 Bonds may be exchanged for an equal aggregate principal amount of Series 2021 Bonds in other Authorized Denominations of the same Series and maturity upon surrender thereof at the applicable corporate trust office of the Trustee with a duly executed assignment in form satisfactory to the Trustee. The transfer of any Series 2021 Bond may be registered on the books maintained by the Trustee for such purpose only upon the surrender of such Series 2021 Bond to the Trustee with a duly executed assignment in form satisfactory to the Trustee. For every exchange or transfer of registration of Series 2021 Bonds, the Department or the Trustee may make a charge sufficient to reimburse it or them for any tax, fee, or other governmental charge required to be paid with respect to such exchange or registration of transfer, as well as the administrative expenses, if any, charged by the Trustee for the transfer or exchange. The Trustee will not be required to transfer or exchange any Series 2021 Bond for a period of 20 days next preceding an interest payment date on such Series 2021 Bonds or next preceding any selection of Series 2021 Bonds to be redeemed or thereafter until after mailing of any notice of redemption on any Series 2021 Bonds called for redemption, or transfer or exchange any Series 2021 Bonds called for redemption. The Department and the Trustee may treat the Person in whose name a Series 2021 Bond is registered as the absolute owner thereof for all purposes, whether such Series 2021 Bond is overdue or not, for the purpose of receiving payment of, or on account of the principal of, interest on, such Series 2021 Bond. If any Series 2021 Bond is not presented for payment when the principal or the Redemption Price therefor becomes due, and if moneys sufficient to pay such Series 2021 Bond (or the portion thereof called for redemption) or such interest, as is applicable, have been deposited under the Trust Indenture, all liability of the Department to the owner thereof for the payment of such Series 2021 Bonds (or portion thereof) or such interest, as applicable, will be discharged, and thereupon it shall be the duty of the Trustee to hold such money for the benefit of the owner of the applicable Series 2021 Bond,

who will thereafter be restricted exclusively to such money, for any claim on his part under the Trust Indenture or on or with respect to, such principal, Redemption Price and/or interest. Money not claimed within three years will be turned over to the Comptroller of Public Accounts of the State of Texas (the "Comptroller"), in accordance with Title 6, Texas Property Code.

THE PRIOR BONDS

In addition to the Series 2021 Bonds to be issued, thirty-seven series of Prior Bonds have been issued pursuant to the Master Indenture. As of January 31, 2021, \$223,415,000 in aggregate principal amount of such Prior Bonds were Outstanding in the following principal amounts:

Series	Original Issue Amount	Bonds Outstanding
2009C-1	\$ 89,030,000	\$ 23,765,000*
2009C-2	60,080,000	17,220,000*
2011A	60,000,000	8,100,000*
2011B	87,955,000	15,965,000*
2019A	166,350,000	158,365,000

* Expected to be refunded with the proceeds of the Series 2021B Bonds.

For a more detailed description of the Prior Bonds, please refer to "APPENDIX D-1 – ADDITIONAL INFORMATION CONCERNING MORTGAGE CERTIFICATES."

Mortgage Loans and Mortgage Certificates

Mortgage Loans and Mortgage Certificates held under the Residential Mortgage Revenue Bond Program as of January 31, 2021 were as follows:

Prior Mortgage Certificates:	
Ginnie Mae	\$ 219,087,872.32
Fannie Mae	9,652,252.33
TOTAL	228,740,124.65

For a detailed examination of the Mortgage Loans and Mortgage Certificates acquired with proceeds of the Prior Bonds, please refer to "APPENDIX D-1 – ADDITIONAL INFORMATION CONCERNING MORTGAGE CERTIFICATES." Unless otherwise specified, all information is as of January 31, 2021.

TEXAS TREASURY SAFEKEEPING TRUST COMPANY

The Department has entered into a Depository Agreement relating to the Bonds (as amended and supplemented, the "Depository Agreement"), by and among the Department, the Trustee, and the Texas Treasury Safekeeping Trust Company, a special-purpose trust company organized under the laws of the State of Texas (the "Trust Company"). Pursuant to the Depository Agreement, the Trust Company will hold all moneys and securities required to be credited to all Funds (other than the Special Mortgage Loan Fund). All money and securities required by the Trust Indenture to be credited to such Funds and Accounts are required to be remitted to the Trust Company from time to time by the Department and the Trustee. The Trust Company is required to remit amounts from the appropriate accounts held by it to the Trustee at such times as are necessary to pay the principal or Redemption Price of and interest on the Bonds when due. Moneys held in the accounts held by the Trust Company

are required to be invested by the Trust Company pursuant to instruction from the Department as described herein under "THE TRUST INDENTURE – Investments." The Trust Company is required to hold all moneys and securities delivered to it under the Depository Agreement in trust for the benefit of the Department, the Trustee and the owners of the Bonds.

The Department has agreed to pay the Trust Company a fee for performing its duties under the Depository Agreement. The Department has the right to remove the Trust Company as Depository under the Depository Agreement at any time by filing a written notice with the Trustee and the Trust Company to that effect. The Trust Company may resign as Depository under the Depository Agreement by giving at least 60 days' written notice to the Department and the Trustee of its determination to resign. Upon any such removal or resignation, the Trust Company is required to deliver all moneys and securities held by it under the Depository Agreement to its successor thereunder, or, if there is no successor, to the Trustee.

LEGALITY FOR INVESTMENT

The Act provides that all obligations issued by the Department are legal and authorized investments for banks, savings banks, trust companies, savings and loan associations, insurance companies, fiduciaries, trustees, guardians, and the sinking and other public funds of the State, municipalities, counties, school districts, and other political subdivisions and public agencies of the State.

The Act also provides that all obligations issued by the Department are eligible and lawful security for all deposits of public funds of the State and all public agencies to the extent of the par or market value thereof, whichever is greater.

To the extent that the Series 2021 Bonds constitute "collateralized mortgage obligations that have a stated final maturity of greater than 10 years" within the meaning of the Texas Public Funds Investment Act, the Series 2021 Bonds are not an "authorized investment" for a state agency, a local government, or other investing entity subject to the provisions of the Public Funds Investment Act.

No representation is made that the Series 2021 Bonds will be acceptable to public entities to secure their deposits or acceptable to such institutions for investment purposes. The Department has made no investigation of other laws, rules, regulations or investment criteria which might apply to any such persons or entities or which might otherwise limit the suitability of the Series 2021 Bonds for any of the foregoing purposes or limit the authority of such persons or entities to purchase or invest in the Series 2021 Bonds for such purposes.

THE PROGRAM AND THE MORTGAGE LOANS

The Program

The Department has established a single family mortgage purchase program ("Program") pursuant to the Act for the purpose of assisting in financing the costs of acquisition of residences within the State of Texas by Eligible Borrowers (as described below). The component of the Program relating to the Series 2021A Bonds has been designated as the Department's Bond Program No. 97 ("Program 97"). In connection with the issuance of the Series 2021A Bonds and the Prior Bonds and any additional Bonds, the Department purchased or shall purchase certain qualified Mortgage Loans (or participations therein) or Mortgage Certificates backed by Mortgage Loans originated by commercial banks, savings and loan associations, mortgage companies, non-profit corporations, and other qualified financial institutions (the "Mortgage Lenders"). As a result of the issuance of the Series 2021A Bonds, the Trustee, on behalf of the Department, has agreed to purchase 2021A Mortgage Certificates.

Mortgage Loans evidenced by the 2021A Mortgage Certificates will bear interest at rates established from time to time by the Department pursuant to the provisions of the Trust Indenture. 2021A Mortgage Certificates are expected to be comprised of GNMA Certificates. The purchase price for such GNMA Certificates will be 100% of par (plus accrued interest).

The guidelines adopted by the Department from time to time in connection with the Program establish the eligibility of lenders to participate in the Program, time limitations with respect to commitments for and originations of Mortgage Loans, the types of Mortgage Loans eligible for purchase by the Servicer, the eligibility of mortgagors, the requirements for dwellings which secure Mortgage Loans, the fees which a Mortgage Lender may charge to originate a Mortgage Loan, the fees which a lending institution may charge for servicing a Mortgage Loan, as well as other aspects of the Program. In connection with each phase of the Program, the Department executed or will execute origination, sale and servicing agreements or mortgage origination agreements and program supplements (collectively, the "Agreement") with the respective Mortgage Lenders. The Agreement obligated or will obligate the Mortgage Lenders to use their best efforts to originate and sell to the Department Mortgage Loans in conformity with the guidelines. Each Mortgage Loan was or will be reviewed prior to acquisition by the Compliance Agent designated by the Department for compliance with applicable provisions of the Program as set forth in the guidelines and with applicable provisions of federal income tax laws. The procedures set forth in the Agreement are established by the Department after consideration of standards and requirements customary in the secondary mortgage market. The Department anticipates that it may revise its procedures from time to time to conform with changes in the procedures followed by Fannie Mae, RHS, Ginnie Mae, VA or other major secondary mortgage market institutions.

Mortgage Lender Reservations – First-Come, First-Served

No funds made available through Program 97 will be allocated to any specific Mortgage Lenders. All funds will be made available to Mortgage Lenders on a controlled first-come, first-served basis.

Low Income Reservation

For the first one-year period of Program 97, the Department is requiring that 30% of the funds made available through the issuance of the Series 2021A Bonds be reserved for Mortgage Loans for individuals and families of low income (not exceeding 80% of applicable median family income ("AMFI")).

Since October 1, 2016, over 69% of Mortgage Loans originated by the Department that were eligible for inclusion in a tax-exempt bond issue and securitized into GNMA Certificates were made to borrowers at or below 80% of AMFI.

Low and Moderate Income Reservation

The remaining lendable funds will be made available for Mortgage Loans to Eligible Borrowers of low and moderate incomes whose family income does not exceed, for families of three persons or more, one hundred fifteen percent (115%) (one hundred forty percent (140%) in targeted areas) of AMFI, and, for individuals and families of two persons, one hundred percent (100%) (one hundred twenty percent (120%) in targeted areas) of AMFI.

Eligible Borrowers

Each Mortgage Loan is required to be made to a person whose family income does not exceed certain income limits. In addition, to be eligible for a Mortgage Loan an applicant must be a person: (i) who intends to occupy the residence to be financed with such Mortgage Loan as his or her principal

residence within a reasonable period after financing is provided; (ii) who, except in the case of certain targeted area loans, certain qualified veterans, certain exception loans hereinafter described, and certain homes falling into the Contract for Deed Exception, has not had a present ownership interest in a principal residence at any time during the three-year period preceding the date of execution of the Mortgage; and (iii) who has not had an existing mortgage on the residence (other than a mortgage falling into the Contract for Deed Exception) to be financed with such Mortgage Loan at any time prior to the execution of the Mortgage, other than certain permitted temporary financing mortgages. The Department, subject to the requirements of applicable provisions of federal income tax law and applicable regulations, may approve a limited number of exception loans that do not satisfy the requirement described in clause (ii) in the immediately preceding sentence. The maximum income for Eligible Borrowers varies according to family size and location.

Eligible Property

Each residence financed with a Mortgage Loan must consist of real property and improvements permanently affixed thereon which is located within the State of Texas. Each residence must be a single-family, owner-occupied attached or detached structure, a single-family condominium unit or a single unit in a planned unit development or a qualifying duplex, triplex, or four-plex. Each residence financed with a Mortgage Loan must have an acquisition cost (the "Maximum Acquisition Cost") not exceeding certain acquisition cost limits established by the Department from time to time. The Maximum Acquisition Cost varies according to location.

Mortgage Loans

The Department may, at its election, sell, assign, transfer or otherwise dispose of any Mortgage Loan or Mortgage Certificate in accordance with the terms and provisions of the Trust Indenture, as more particularly described in "SECURITY FOR THE BONDS – Sale of Mortgage Certificates and Mortgage Loans." The Department shall not consent or agree to or permit any amendment or modification of any Mortgage Loan which will in any manner materially impair or materially adversely affect the rights or security of the Bondholders under the Trust Indenture in such Mortgage Loan except for amendments and modifications made in connection with settling any default on any Mortgage Loan which are consistent with the Cashflow Statement most recently filed with the Trustee, or in connection with a refinancing of a Mortgage Loan. See "SECURITY FOR THE BONDS – Cashflow Statement and Asset Test."

Compliance with Tax Law and Program Guidelines

Each Mortgage Lender was required or will be required to follow certain procedures in the origination of Mortgage Loans to insure compliance with the mortgage eligibility requirements of applicable federal income tax laws and other requirements applicable to the Mortgage Loans. These procedures will include, but may not be limited to, the following: (i) obtaining affidavits of the borrower and seller and certificates of the real estate agent, if any, providing and certifying certain information regarding borrower income, home acquisition cost, and other loan information; (ii) reviewing the contents of the affidavits and certificates with the persons executing them prior to the execution thereof; (iii) except in the case of certain targeted area loans or certain other exception loans, obtaining signed or certified copies of the borrower's federal income tax returns for the preceding three years to verify that the borrower did not claim deductions for taxes or interest on indebtedness with respect to real property constituting his or her principal residence or a borrower's affidavit that he or she was not required to file such a return during one or more of the preceding three years; (iv) performing such additional investigations as may be appropriate under the circumstances to verify that the requirements of applicable federal income tax laws are satisfied as of the date of the execution of the Mortgage; (v) reviewing the draft settlement statement to assure that

all fees and charges and settlement and financing costs comply with the applicable requirements; (vi) preparing, executing, and delivering a certificate relating to compliance with the requirements set forth immediately above; and (vii) carrying out such additional verification procedures as may be reasonably requested by the Department, its designated compliance agent, or the Trustee. If any Mortgage Loan fails to meet the guidelines established by the Department, the originating Mortgage Lender will be required to correct such failure within a reasonable time after such failure is discovered by either repurchasing the non-qualifying Mortgage Loan in full or by replacing the non-qualifying Mortgage Loan with a Mortgage Loan which meets the applicable requirements.

Servicing

The Master Servicer may deduct its servicing fees directly from amounts received on such Mortgage Loans. As compensation for its duties as servicer of Mortgage Loans, the Master Servicer will be entitled to receive a monthly servicing fee.

Servicing of the Mortgage Loans is required to be carried out in accordance with generally accepted practices in the mortgage lending industry and in accordance with the servicing standards set forth in the GNMA Guide or the Fannie Mae Guides, as applicable. In particular, the Master Servicer will be required to pursue collection on the applicable Mortgage Loans with prudence and diligence, manage foreclosure or assignment procedures, and file, process and receive the proceeds from FHA mortgage insurance, VA or RHS guaranty claims, or private mortgage insurance.

The Master Servicer, as servicer of the Mortgage Loans, must provide to the Department and such other person specified in a Supplemental Indenture, audited financial statements on an annual basis and monthly reports relating to Mortgage Loan originations and purchases. The Master Servicer may not resign from its servicing duties unless it is determined that its duties are no longer permissible under applicable laws and then only upon the assumption of the servicing duties by a successor servicer acceptable to FHA, VA, Ginnie Mae, Fannie Mae and the Department. In the event the Master Servicer is in material breach of its servicing obligations imposed by Ginnie Mae, Fannie Mae or the Department or a material adverse change has occurred in the financial condition of the Master Servicer, the Department, with the approval of Ginnie Mae, and Fannie Mae, may terminate the Master Servicer's servicing rights and transfer and assign those rights to another Fannie Mae-, and Ginnie Mae-approved servicer.

The Master Servicers

Idaho Housing and Finance Association ("Idaho HFA") will serve as Master Servicer of Mortgage Loans related to the Series 2021 Bonds.

Under the terms of the servicing agreement relating to the Series 2021 Bonds (the "Servicing Agreement"), the Department may terminate the Servicing Agreement without cause upon 120 days advance written notice to the Idaho HFA. The Department may terminate the Servicing Agreement (subject to any applicable cure period) upon the occurrence of certain events. The Servicing Agreement has an approximately one-year initial term with up to three one-year extensions as mutually agreed. If the Department terminates the Servicing Agreement for cause, then all power of the Idaho HFA under the Servicing Agreement shall be vested in the substitute Master Servicer.

If the Department terminates the Servicing Agreement for cause pursuant to its terms, the Idaho HFA shall, consistent with GNMA and Fannie Mae standards, make a full accounting and transfer and deliver to the Department, or its designee, all documents and moneys relating to the eligible mortgage loans which are then in the Idaho HFA's possession or under its custody or control, and thereupon all rights and duties of the Idaho HFA and its rights to further compensation shall cease.

Bank of America, N.A. ("Bank of America") is the Master Servicer for various Mortgage Loans financed pursuant to the Trust Indenture. As of January 31, 2021, Bank of America participates as Master Servicer for the Department for approximately 752 Mortgage Loans financed with the proceeds of the Prior Bonds, which Mortgage Loans had an outstanding principal balance of \$68,230,992.53.

US Bank National Association ("US Bank") is the Master Servicer for various Mortgage Loans financed pursuant to the Trust Indenture. As of January 31, 2021, US Bank participates as Master Servicer for the Department for approximately 42 Mortgage Loans financed with the proceeds of the Prior Bonds, which Mortgage Loans had an outstanding principal balance of \$4,063,194.86.

Idaho HFA is the Master Servicer for various Mortgage Loans financed pursuant to the Trust Indenture. As of January 31, 2021, Idaho HFA services approximately 956 Mortgage Loans financed with the proceeds of the Prior Bonds, which Mortgage Loans had an outstanding principal balance of \$156,445,937.27.

Investment of Funds

Moneys in all Funds established pursuant to the Trust Indenture will be invested in Investment Securities pursuant to the Depository Agreement with the Texas Treasury Safekeeping Trust Company. See "APPENDIX I – SUMMARY OF INFORMATION REGARDING THE PROGRAM AND MORTGAGE LOANS AND OTHER MATTERS – Texas Treasury Safekeeping Trust Company." Moneys held or invested in all Funds and accounts (except for the Rebate Fund) under the Trust Indenture are for the equal and ratable benefit of all owners of the Bonds.

The following table summarizes certain information as of January 31, 2021, regarding yields (calculated on the basis of stated maturity) on existing investments (valued at par) within particular Trust Indenture funds relating to Prior Bonds:

Fund or Account	Approximate Amount Invested (Par Value)	Rate	Date	Provider
RMRB 1998A/B	\$8,284,538	.02%	Short Term	Natwest
RMRB 1999B/C/D	936,896	.02%	Short Term	Natwest
RMRB 2009C1 2011A	4,360,810	.02%	Short Term	Natwest
RMRB 2009C2 2011B	1,780,043	.02%	Short Term	Natwest
RMRB 2009C3	126,718	.02%	Short Term	Natwest
RMRB 2019A	696	.02%	Short Term	Natwest
	\$15,489,701			

Proceeds of the Series 2021A Bonds deposited into the 2021A Mortgage Loan Account will be invested in Investment Securities.

The ability of the Department to make timely payments of principal of and interest on the Series 2021 Bonds and the Prior Bonds could be affected if the parties to the various investment agreements for the Series 2021 Bonds or the Prior Bonds do not honor their obligations thereunder to repay such moneys and the interest thereon at the times and rates set forth in the respective investment agreements.

The Department has adopted an investment policy (the "Investment Policy") which applies to all financial assets of the Department. The Investment Policy's objectives, in the order of priority, are as follows: (1) safety of principal, (2) sufficient liquidity to meet Department cashflow needs, (3) achievement of a market rate of return on investments, and (4) conformance with all applicable State statutes, particularly the Public Funds Investment Act, Chapter 2256, Texas Government Code, as amended. With respect to bond proceeds, the Investment Policy provides that such proceeds should be invested as permitted by the applicable trust indenture.

OTHER DEPARTMENT PROGRAMS

The Department administers a variety of programs, in addition to its single family mortgage revenue bond program, that also fulfill its goals of providing safe and affordable housing throughout the State. Some of these programs may overlap or compete with the Program.

Taxable Mortgage Program

In addition to the Program, the Department offers mortgage loan financing options through its Taxable Mortgage Program (the "TBA Program"). Currently, all mortgage loans originated through the TBA Program are accompanied by a DPA Loan through which the mortgagor receives funds for down payment and closing cost assistance in the form of a 0%, non-amortizing, 30-year second loan that is due on sale or refinance. Mortgage loans originated through the TBA Program are pooled into mortgage-backed securities that are sold to third-party investors. *Neither the mortgage loans nor the mortgage-backed securities originated through the TBA Program are pledged to the Indenture.* Below is a description of current loan options available through the TBA Program.

Bond Eligible Loans. Provided through the Department's My First Texas Home program, these loans typically offer the lowest mortgage rates available through the TBA Program. Borrowers must be Eligible Borrowers (including meeting the first-time homebuyer requirement). Income qualification is performed in accordance with IRS requirements for tax exempt mortgage revenue bonds, and loan documents include standard tax exempt loan documentation (such as tax exempt riders and recapture disclosure). Typically, mortgage loans may be originated as Bond Eligible Loans when the Department has no bond proceeds available. When bond proceeds are available, mortgage loans are typically reserved and originated through the Single Family Mortgage Revenue Bond Program.

Combo Loans. Offered through the Department's My First Texas Home program, these loans include a Mortgage Credit Certificate (MCC) issued by the Department to the borrower. Borrowers must be Eligible Borrowers and must meet the first-time homebuyer requirement; income qualification is performed in accordance with IRS requirements for tax exempt mortgage revenue bonds. Combo Loans are not eligible for inclusion in a tax-exempt bond program.

Taxable Loans. Offered through the Department's My Choice Texas Home program, these loans provide the most qualification flexibility. Borrowers must meet the requirements for an Eligible Borrower except that there is no first-time homebuyer requirement and income qualification is performed using standard 1003 credit qualifying income. Taxable Loans are not eligible for inclusion in a tax-exempt bond program.

Single Family Mortgage Revenue Bond Program

The Department administers a single family mortgage revenue bond program that finances mortgage loans to certain qualified first-time homebuyers, which is similar to the Program. For information regarding this program see "APPENDIX D-2 – BOND SUMMARY OF THE TEXAS DEPARTMENT OF

HOUSING AND COMMUNITY AFFAIRS." Currently, there are approximately \$11 million of non-originated mortgage loans under this program.

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APPENDIX J

KESTREL VERIFIERS' SECOND PARTY OPINION

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SECOND PARTY OPINION

SUMMARY

Kestrel Verifiers is of the opinion that Texas Department of Housing and Community Affairs Residential Mortgage Revenue Bonds Series 2021A (Social Bonds) conform with the four pillars of the Social Bond Principles 2020 as follows:

Use of Proceeds

Texas Department of Housing and Community Affairs (“Department”) intends to issue Social Bonds to purchase mortgage certificates secured by mortgage loans (the “Mortgage Loans”) that are qualified under the Department’s single family mortgage purchase program (“Program”) and to fund down payment and closing cost assistance. Eligibility requirements for loan recipients under the Program include income limits to help ensure the programs serve low- and moderate-income households. The Series 2021A Bonds align with three eligible Social Project categories under the Social Bond Principles.

Process for Evaluation and Selection

The Department has established guidelines and procedures to ensure compliance with mortgage eligibility requirements, including ensuring that the financed Mortgage Loans are not only targeting low- and moderate-income target populations, but also meeting the required Program criteria by verifying borrower income, home acquisition cost, and first-time homebuyer status, among other factors.

Management of Proceeds

Proceeds of the Series 2021A Bonds shall be deposited into the Mortgage Loan Fund and temporarily invested according to the requirements of the Residential Mortgage Revenue Bond Trust Indenture prior to purchasing Mortgage Certificates backed by Mortgage Loans.

Reporting

After all proceeds in the Mortgage Loan Fund have been originated, the Department intends to voluntarily prepare an updated version of Appendix K in the Official Statement. The Department also commits to a one-time posting of this report to the Municipal Securities Rulemaking Board (“MSRB”) through the Electronic Municipal Market Access (“EMMA”) system.

Impact and Alignment with UN SDGs

By increasing access to financial services that enable property ownership among low- and moderate-income populations, the Department’s Series 2021A Bonds finance activities that support UN Sustainable Development Goals 1: No Poverty, 8: Decent Work and Economic Growth, 10: Reduced Inequalities, and 11: Sustainable Cities and Communities.



ISSUER

Texas Department of Housing and
Community Affairs

OPINION ON

Residential Mortgage Revenue Bonds
Series 2021A (Social Bonds)

SOCIAL CATEGORIES

1. Affordable Housing
2. Access to Essential Services
3. Socioeconomic Advancement
and Empowerment

TARGET POPULATIONS

Low- and moderate-income
populations

EVALUATION DATE

March 2, 2021

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SECOND PARTY OPINION

Issuer:	Texas Department of Housing and Community Affairs
Issue Description:	Residential Mortgage Revenue Bonds Series 2021A (Social Bonds)
Purpose:	Single Family Homeownership
Social Category:	Affordable Housing Access to Essential Services Socioeconomic Advancement and Empowerment
Target Population:	Low- and moderate-income populations
Par:	\$100,000,000
Evaluation date:	March 2, 2021

SOCIAL BONDS SECOND PARTY OPINION

Kestrel Verifiers, an Approved Verifier accredited by the Climate Bonds Initiative, conducted an independent external review of these bonds to evaluate conformance with the Social Bond Principles (June 2020) established by the International Capital Market Association.

This Second Party Opinion reflects our review of the uses of proceeds and conformance of the bonds with the Social Bond Principles. In our opinion, Texas Department of Housing and Community Affairs Residential Mortgage Revenue Bonds Series 2021A (Social Bonds) ("Series 2021A Bonds") are aligned with the four pillars of the Social Bond Principles and qualify for Social Bonds designation.

ABOUT THE ISSUER

Texas Department of Housing and Community Affairs ("Department") is a public and official agency of the State of Texas which was created in 1991 through consolidation of the Texas Housing Agency and the Texas Department of Community Affairs. The Department is responsible for affordable housing, community and energy assistance programs, regulation of the state's manufactured housing industry, and, in conjunction with other state agencies, works to address barriers in colonia communities, which are substandard housing developments primarily located along the Texas-Mexico border.

Programs include homebuyer assistance, affordable multifamily housing, rent payment assistance, energy efficiency incentives, and poverty and homelessness prevention. The Department also provides support to nonprofit organizations such as Community Action Agencies, Community Housing Development Organizations focused on providing affordable housing, and local governments. Community Action Agencies include non-profit organizations which support low-income and disadvantaged groups.

The Department has made significant positive social impacts in addressing affordable housing needs in Texas. In FY 2020, the Department:

- Assisted 12,248 households through Single Family Bond Financing or Other Mortgage Financing
- Assisted 1,204 households through Single Family HOME Funds
- Provided rental assistance to 829 households
- Supported 10,690 households through federal tax credit programs
- Assisted 421,524 individuals through homeless and poverty-related funds through community action agencies
- Assisted 978 households through the Multifamily Mortgage Revenue Bond Program
- Provided 166,222 very low-income households with utility bill assistance grants
- Provided grants to weatherize 2,963 dwelling units

ALIGNMENT TO SOCIAL STANDARDS

Social Bonds are any type of bond instrument where the proceeds will be exclusively applied to finance or refinance, in part or in full, new and/or existing eligible Social Projects and which are aligned with the four core components of the Social Bond Principles (International Capital Market Association definition).

Use of Proceeds

Proceeds of the Series 2021A Bonds will purchase Mortgage Certificates secured by qualified mortgage loans (“Mortgage Loans”) and fund down payment and closing cost assistance. The Series 2021A Bonds align with three Social Project categories identified in the Social Bond Principles: Affordable Housing, Access to Essential Services, and Socioeconomic Advancement and Empowerment. The Mortgage Loans increase access to permanent housing and financial services, promote socioeconomic empowerment among low- and moderate-income residents, protect the middle class, and reduce income inequalities.

The Mortgage Loans will primarily include loans under the My First Texas Home program. The My First Texas Home Program offers financing to low- and moderate-income households, including individuals who are first-time home buyers, who are qualified veterans, or who are purchasing a targeted area residence. Many families and individuals are unable to purchase a home due to the major expense of a down payment and closing costs, so access to financing for eligible borrowers can help lower the barrier to home ownership. The Department helps alleviate that barrier by offering down payment assistance and other benefits. Without the Department’s programs, many households would likely not be able to achieve homeownership. Benefits for My First Texas Home borrowers include:

- Homebuyer education
- Low interest rate loans
- Availability of down payment assistance

Homeownership is a vehicle for building wealth that can help overcome generational economic inequities. Instead of paying rent to a third party, homeowners build equity. Owning a home results in more predictable housing costs over time, can increase financial stability, and can reduce disruptions associated with rent instability and changes to a rental property that are out of a family’s control. Housing wealth (equity) is also a key component of retirement resources for many families because lower housing costs after the mortgage is paid off makes it possible to subsist on the lower income associated with retirement.

While wealth accumulation as a result of homeownership depends on multiple factors (i.e. affordability of the initial purchase, location, market conditions), home equity is consistently cited as an important factor in economic outcomes.^{1,2} Income inequality has been accelerating in the United States for multiple decades and the middle class is shrinking. The percentage of Americans living in middle-income households dropped from 61% in 1971 to 51% in 2019.³ Enabling homeownership for low- and middle-income households is one of many factors that supports the preservation of the middle class and mitigation of wealth inequality.

Target Population: The Series 2021A Bonds benefit low- and moderate-income individuals and families in Texas who are pursuing homeownership. The maximum eligible income is between 100% and 115% of the Area Median Family Income (“AMFI”) for borrowers purchasing homes outside of targeted areas (as defined below) and up to 140% for borrowers purchasing homes within Targeted Areas. Approximately 70% of the Mortgage Loans are anticipated to be for families with less than 80% AMFI. The distribution of income bands for the borrowers of the Mortgage Loans is expected to be similar to previously financed groups of loans in the Department’s single family mortgage revenue bond program (Table 1).

Targeted Area: Certain areas with relatively low-income households or with slow economic growth rates are targeted for homeownership assistance. An amount equal to 20% of bond proceeds will be reserved for twelve months for loans made in Targeted Areas. Based on recent mortgage revenue bond experience, it is expected that approximately 7.3% of the Mortgage Loans made with the proceeds in the Series 2021A Bonds will be made to households in targeted areas. A targeted area is defined as (i) a census tract identified by the United States Treasury office as having a relatively high concentration of lower-income households, or (ii) an area of chronic economic distress as approved by the U.S. Department of Housing and Urban Development. The designation of a chronic economic distress area may change over time and is based on several factors including housing demand, demand for financing, area income levels, and/or unemployment rates. An entire county or a smaller area within a county may be designated as a targeted area.

Table 1. Income bands of loans in the Department’s single family mortgage programs (1/1/2019-1/31/2021). It is expected that the Mortgage Loans financed with the Series 2021A Bonds will have a similar income distribution.


AMI Band	\$ Amt of 1st Liens		\$ Amt of 2nd Liens		Number of Loans	
	\$ of Loans	% of Proceeds	\$ of Loans	% of Proceeds	# of Loans	% of Loans
<50.0%	\$70,615,981	14%	\$2,660,467	15%	515	18%
50.00%-59.9%	\$86,795,881	17%	\$3,154,965	17%	536	19%
60.0%-69.9%	\$90,212,558	18%	\$3,320,919	18%	521	18%
70.0%-79.9%	\$101,232,147	20%	\$3,752,591	21%	543	19%
80.0%-89.9%	\$83,508,534	17%	\$3,006,185	16%	432	15%
90.00%-100%	\$66,498,852	13%	\$2,371,344	13%	339	12%
>100.01%	\$172,812	0%	\$6,912	0%	1	0%
Total	\$499,036,765	100%	\$18,273,382	100%	2887	100%

¹ The Rising Age Gap in Economic Well-Being: The Old Prosper Relative to the Young. 2011. Pew Research Center. <https://www.pewresearch.org/social-trends/2011/11/07/the-rising-age-gap-in-economic-well-being/>

² How wealth inequality has changed in the U/S/ since the Great Recession, by race, ethnicity and income. 2017. Pew Research Center <https://www.pewresearch.org/fact-tank/2017/11/01/how-wealth-inequality-has-changed-in-the-u-s-since-the-great-recession-by-race-ethnicity-and-income/>

³ Trends in income and wealth inequality. 2020. Pew Research Center. <https://www.pewresearch.org/social-trends/2020/01/09/trends-in-income-and-wealth-inequality/>

Homebuyer Education: The Department requires all My First Texas Home borrowers to participate in homebuyer education classes. These classes provide critical education about interest rates, borrowers’ rights, the role of a lender, and tools to make informed homebuying decisions. The courses can help prepare borrowers for the homebuying process and the ongoing responsibilities of homeownership. A network of Housing Counselors is available to support borrowers throughout the term of the loan.

STANDARD	ELIGIBLE SOCIAL PROJECT CATEGORIES
	<ol style="list-style-type: none"> 1. Affordable Housing 2. Access to Essential Services 3. Socioeconomic Advancement and Empowerment

Process for Evaluation and Selection

The Department has established affordable housing goals and objectives which were developed with the Texas Legislative Budget Board and the Governor’s Office of Budget, Planning and Policy. The primary goal supported by the Series 2021A Bonds is to increase and preserve the availability of safe, decent and affordable housing for very low-, low- and moderate-income persons and families. The Department is authorized to issue single family mortgage revenue bonds to support this goal. The Mortgage Loans will support achievement of this goal by providing mortgage loans to approximately 575 low-, very low-, and moderate-income households.

The Department completes a strategic planning process each year that defines operation goals and establishes an action plan for five-year periods. In alignment with the Department’s mission and the Strategic Plan for Fiscal Years 2021-25, the Series 2021A Bonds increase homeownership opportunities for low to moderate income Texans who otherwise may not have access to homeownership. All Mortgage Loans are part of the My First Texas Home program which requires that borrowers meet strict criteria. Requirements include:

- Borrower must be a first-time homebuyer, a qualified veteran, or purchase in a targeted area (defined above)
- Borrower’s income must meet income limits (low- or moderate-income)
- Purchased home must meet property value limits
- Purchased home must be a borrower’s primary residence
- Borrower must not use loan to acquire or replace an existing mortgage

Multiple entities are involved in the review processes to confirm that the Mortgage Loans meet the required criteria, including employment verification, income levels, and other factors. Initially, individuals apply and work with Participating Lenders across the state. The Department’s program administrator, eHousingPlus, reviews each loan and borrower. Once eHousingPlus has completed its compliance review and approved the loan, the Idaho Housing and Finance Association (“Master Servicer”) performs due diligence to further review candidate mortgage loans for acquisition. The Department performs annual desk audit reviews of the program administrator’s verifications.

Management of Proceeds

Proceeds of the Series 2021A Bonds will exclusively finance acquisition of mortgage loans and the costs of issuance of the Series 2021A Bonds. The proceeds shall be deposited in the Mortgage Loan Fund subaccount and used to purchase Mortgage Loans or Mortgage Backed Securities (“MBS”) backed by Mortgage Loans. The Department’s Bond Finance Division is responsible for tracking and managing the proceeds of the Series 2021A Bonds. Proceeds may be temporarily invested according to the requirements of the Residential Mortgage Revenue Bond Trust Indenture prior to Mortgage Loan and MBS acquisition.

Reporting





So long as the Series 2021 Bonds remain outstanding, the Department has committed to submitting annual continuing financial disclosures and notices of certain listed events, all as described in the Official Statement, to the Municipal Securities Rulemaking Board’s (“MSRB”) Electronic Municipal Market Access (“EMMA”) system. The Department intends to prepare a voluntary report once the proceeds of the Series 2021A Bonds have been fully disbursed to purchase Mortgage Certificates secured by the Mortgage Loans, and post this report to the EMMA system. The voluntary report is expected to take the form presented in Appendix K of the Official Statement of the Series 2021A Bonds. This update report is expected to include information regarding the Mortgage Loans financed through the Series 2021A Bonds and will indicate that all proceeds of the Series 2021A Bonds have been spent. Although the Department intends to provide such report, the Department is not required to provide this report pursuant to its continuing disclosure obligations or any other agreement to provide continuing disclosure and the failure to do so will not constitute an event of default thereunder or under the Indenture and subsequent resolutions.

Impact and Alignment with UN SDGs



The Department’s mission and the Series 2021A Bonds support the sustainable and equitable vision of the UN Sustainable Development Goals (“UN SDGs”). The *2030 Agenda for Sustainable Development* adopted by all United Nations member states in 2015 provides “a shared blueprint for peace and prosperity for people and the planet.” The United Nations’ Agenda describes 17 Sustainable Development Goals (SDGs) and multiple Targets within each SDG. The Series 2021A Bonds directly align with UN SDGs 1, 8, 10, and 11 by supporting homebuyers who may otherwise not have access to financing for homeownership. A comprehensive list of targets and background on the UN SDGs is available on the United Nations’ website: <https://www.un.org/sustainabledevelopment/>



UN SDG Goals	SBP Social Project Category (SDG Targets) ⁴	Possible Indicators
	<ul style="list-style-type: none"> Affordable Housing (Target 1.4) Access to Essential Services (Target 1.4) Socioeconomic Advancement and Empowerment (Target 1.4) 	<ul style="list-style-type: none"> Number of loans serving low- and moderate- income groups Number of people provided with access to financial services
	<ul style="list-style-type: none"> Access to Essential Services (Target 8.10) 	<ul style="list-style-type: none"> Number of people provided with access to financial services (mortgage, down payment assistance, homebuyer education, or other)
	<ul style="list-style-type: none"> Socioeconomic Advancement and Empowerment (Target 10.2) Access to Essential Services (Target 10.2) 	<ul style="list-style-type: none"> Number of first-time homeownership opportunities Percent of mortgages for disadvantage groups and target populations
	<ul style="list-style-type: none"> Affordable Housing (Target 11.1) 	<ul style="list-style-type: none"> Number of first-time homeownership opportunities Number of households provided down payment and closing cost assistance in addition to mortgage loan access

By increasing access to financial services that enable low- and moderate-income populations to own property, the Mortgage Loans increase accessibility of financing tools (Target 8.10). The Department’s down payment assistance and homebuyer education programs lower the barriers to homeownership, thereby increasing social equity (Targets 1.4, 10.2) and improving access to affordable housing (Target 11.1).

⁴ Elected SDG Targets:

1.4 By 2030, ensure that all men and women, in particular the poor and the vulnerable, have equal rights to economic resources, as well as access to basic services, ownership and control over land and other forms of property, inheritance, natural resources, appropriate new technology and financial services, including microfinance

8.10 Strengthen the capacity of domestic financial institutions to encourage and expand access to banking, insurance and financial services for all

10.2 By 2030, empower and promote the social, economic and political inclusion of all, irrespective of age, sex, disability, race, ethnicity, origin, religion or economic or other status

11.1 By 2030, ensure access for all to adequate, safe and affordable housing and basic services and upgrade slums

CONCLUSION

Based on our independent verification, the Series 2021A Bonds conform, in all material respects, with the Social Bond Principles (2020) and are in complete alignment with three eligible Social Project categories: Access to Essential Services, Affordable Housing, and Socioeconomic Advancement and Empowerment. By issuing the Series 2021A Bonds, the Department expands homeownership opportunities for low- and moderate-income families in Texas.



ABOUT KESTREL VERIFIERS

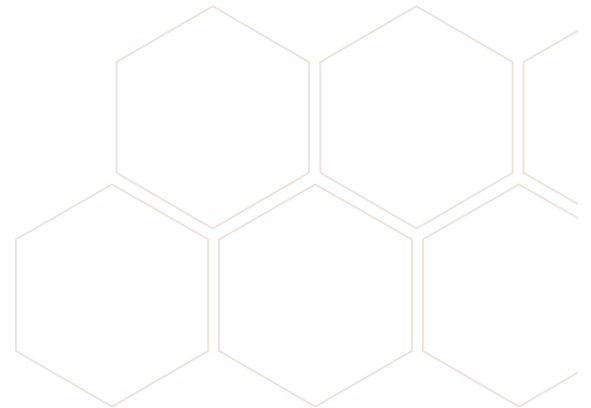


For 20 years Kestrel has been a trusted consultant in sustainable finance. Kestrel Verifiers, a division of Kestrel 360, Inc. is a Climate Bonds Initiative Approved Verifier qualified to verify transactions in all asset classes worldwide. Kestrel is a US-based Women’s Business Enterprise.

For more information, visit www.kestrelverifiers.com

DISCLAIMER

This opinion aims to explain how and why the discussed financing meets the ICMA Social Bond Principles based on the information which was available to us during the time of this engagement (March 1, 2021 - March 22, 2021) only. By providing this opinion, Kestrel Verifiers is not certifying the materiality of the activities financed by the Social Bonds. It was beyond Kestrel Verifiers’ scope of work to review issues relating to regulatory compliance and no surveys or site visits were conducted. Furthermore, we are not responsible for surveillance on the activities or use of proceeds. Kestrel Verifiers relied on information provided by the Department and publicly available information. The opinion delivered by Kestrel Verifiers does not address financial performance of the Social Bonds or the effectiveness of allocation of its proceeds. This opinion does not make any assessment of the creditworthiness of the Issuer, or its ability to pay principal and interest when due. This is not a recommendation to buy, sell or hold the Bonds. Kestrel Verifiers is not liable for consequences when third parties use this opinion either to make investment decisions or to undertake any other business transactions. This Opinion may not be altered without the written consent of Kestrel Verifiers. Kestrel Verifiers certifies that there is no affiliation, involvement, financial or non-financial interest in the issuer or the activities discussed. Language in the offering disclosure supersedes any language included in this Second Party Opinion.



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APPENDIX K

USE OF PROCEEDS REPORT

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APPENDIX K

USE OF PROCEEDS REPORT *

Series 2021A Bond Proceeds Summary		
Total Proceeds Deposited In Mortgage Loan Account	Proceeds Spent to Acquire 2021A Mortgage Loans	Proceeds Remaining
\$ _____	\$ _____	\$ _____

2021A First Mortgage Loans Originated By Borrower Income as a % of Area Median Income (“AMI”)†			
% of AMI:	\$ of Loans	# of Loans	% of Proceeds
<50%			
50% - 59%			
60% - 69%			
70% - 79%			
80% - 89%			
90% - 99%			
100%+			

Down Payment Assistance (“DPA”) Provided In Conjunction with 2021A First Mortgage Loans	
	\$ / # / %
Total DPA Provided (\$)	
Total DPA Provided (#)	
% of Borrowers Receiving DPA (%)	
Average DPA Provided per Borrower (\$)	
Average DPA Provided (% of Purchase Price)	

* As of the date hereof, the Department has not yet pooled any Mortgage Loans which are expected to be a portion of the 2021A Mortgage Loans. As described in the Official Statement under the heading “ DESIGNATION OF THE SERIES 2021A BONDS AS SOCIAL BONDS,” once all of the Series 2021A Bond proceeds have been spent from the Mortgage Loan Account, the Department will provide this information on EMMA with respect to all of the Series 2021A Mortgage Loans financed with proceeds of the Series 2021A Bonds.

† Reported income is based on borrower income at time of loan origination.

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