

**PROJECT FILE DOCUMENTATION CHECKLIST**  
*HOME BUYER ASSISTANCE WITH NEW CONSTRUCTION (HANC)*

**Administrator:**

**Contract/RSP Number:**

**Beneficiary Name :**

**Project Number:**

**Project Address:**

<b>LEFT SIDE</b> Support Documents for Project Setups File documents in sequential order		<b>Source</b>	<b>In File</b>	<b>Submission Requirement</b>
1	HANC External Setup Checklist	TDHCA Form	<input type="checkbox"/>	Retain in Project File
2	Copy of environmental clearance email (Retain all environmental support docs in separate Environmental Review Record file)	TDHCA	<input type="checkbox"/>	Setup Packet
3	Environmental clearance documentation	Administrator	<input type="checkbox"/>	Submit to TDHCA as required
4	Intake Application	TDHCA Form	<input type="checkbox"/>	Setup Packet
5	Household Income Certification (HIC)	TDHCA Form	<input type="checkbox"/>	Setup Packet
6	Income and asset verification forms, as needed	TDHCA Form	<input type="checkbox"/>	Setup Packet
7	Income and asset documentation	Beneficiary	<input type="checkbox"/>	Setup Packet
8	Release and Consent	TDHCA Form	<input type="checkbox"/>	Retain in Project File
9	Approval/denial letter to applicant	Administrator	<input type="checkbox"/>	Retain in Project File
10	Acquisition Activities Certification of Principal Residence	TDHCA Form	<input type="checkbox"/>	Retain in Project File
11	Conflict of interest documents – if applicable	TDHCA Form and Administrator	<input type="checkbox"/>	Retain in Project File
12	Conflict of interest exception approval letter from HUD (if applicable)	HUD letter	<input type="checkbox"/>	Setup Packet
13	Duplication of benefits documents (if applicable)	Beneficiary	<input type="checkbox"/>	Setup Packet
14	Initial Inspection Report	TDHCA Form	<input type="checkbox"/>	Setup Packet
15	Proposed plans and specifications prepared by state licensed architect or engineer or a certification of compliance which includes the seal of the architect or engineer	Architect	<input type="checkbox"/>	Setup Packet
16	Accepted builder's bid	Administrator	<input type="checkbox"/>	Setup Packet
17	Builder eligibility documents (EPLS/Secretary State/County Clerk) <a href="https://www.sam.gov/portal/public/SAM">https://www.sam.gov/portal/public/SAM</a>	Secretary of State/SAM	<input type="checkbox"/>	Setup Packet
18	Building Contractor Bid Certification	TDHCA Form	<input type="checkbox"/>	Retain in Project File

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19	Final work write up	Administrator	<input type="checkbox"/>	Setup Packet
20	Construction Contract	Administrator	<input type="checkbox"/>	Setup Packet
21	Zoning documentation	Administrator/ Local Jurisdiction	<input type="checkbox"/>	Setup Packet
22	Utility Availability (if previously undeveloped)	Administrator/ Local Jurisdiction	<input type="checkbox"/>	Setup Packet
23	Executed Sales Contract	Administrator	<input type="checkbox"/>	Setup Packet
24	Lead Safe Housing Requirements Screening Worksheet	HUD.gov	<input type="checkbox"/>	Retain in Project File
25	Receipt of Lead-Based Paint Notification	TDHCA Form	<input type="checkbox"/>	Retain in Project File
26	Construction Inspection Authorization	TDHCA Form	<input type="checkbox"/>	Retain in Project File
27	Homeowner's Certification and Agreement to Participate	TDHCA Form	<input type="checkbox"/>	Retain in Project File
28	Pre-Construction Conference Report	TDHCA Form	<input type="checkbox"/>	Retain in Project File
29	Title Commitment	Title Company	<input type="checkbox"/>	Loan Information Packet
30	Ownership/vesting documentation, if applicable	Beneficiary	<input type="checkbox"/>	Loan Information Packet
31	Tax Certificate	Taxing Authority	<input type="checkbox"/>	Loan Information Packet
32	Life event documentation	Beneficiary	<input type="checkbox"/>	Loan Information Packet
33	Survey	Various	<input type="checkbox"/>	Loan Information Packet
34	Homeowner Insurance Quote	Beneficiary	<input type="checkbox"/>	Loan Information Packet
35	Documentation of Estimated Property Tax	Administrator	<input type="checkbox"/>	Loan Information Packet
36	Flood insurance quote (if unit located in flood hazard area)	Beneficiary	<input type="checkbox"/>	Loan Information Packet
37	Documentation of current loan status	Beneficiary	<input type="checkbox"/>	Loan Information Packet
38	Loan Addendum	TDHCA Form	<input type="checkbox"/>	Loan Application Packet
39	Patriot Act Information Form	TDHCA Form	<input type="checkbox"/>	Loan Application Packet
40	Acknowledgement of Licensing Status for Loan Originator, if applicable	TDHCA Form	<input type="checkbox"/>	Loan Application Packet
41	Credit Report	Administrator	<input type="checkbox"/>	Loan Application Packet
42	HANC Loan Analysis	TDHCA Form	<input type="checkbox"/>	Loan Application Packet
43	Qualifying Income Worksheet	TDHCA Form	<input type="checkbox"/>	Loan Application Packet
44	Buyer's Closing Cost Estimate	TDHCA Form	<input type="checkbox"/>	Loan Application Packet
45	Appraisal	Administrator	<input type="checkbox"/>	Loan Application Packet

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46	Single Family Construction Activities Setup and Draw Workbook	TDHCA Form	<input type="checkbox"/>	Separate Attachment to Project Activity
47	Household Commitment Contract (HCC)	TDHCA	<input type="checkbox"/>	Separate Attachment to Project Activity
<b>Only for Refinance of Non-Owner Occupied Real Property</b>				
52	Payoff statement from first lien lender	Beneficiary	<input type="checkbox"/>	Loan Application Packet
53	Verification of first lien lender loan terms	Beneficiary	<input type="checkbox"/>	Loan Application Packet

**ALWAYS KEEP A COPY OF DOCUMENTS SUBMITTED TO TDHCA.**

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**Administrator:**

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**Beneficiary Name :**

**Project Number:**

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<b>RIGHT SIDE</b> File documents in sequential order		Source	In File	Attach to CDB System
<b>Support Documents for Refinancing of First Lien Draw</b>				
1	Approval notification with final Closing Disclosure from closing specialist	TDHCA	<input type="checkbox"/>	Draw Packet
2	Certified copy of TDHCA note and deed of trust	Administrator	<input type="checkbox"/>	Retain in Project File
3	Soft cost support documentation	Administrator	<input type="checkbox"/>	Draw Packet
4	Matching funds support documentation (if applicable)	Administrator	<input type="checkbox"/>	Draw Packet
5	Flood insurance declarations page (if property is in a flood zone)	Beneficiary	<input type="checkbox"/>	Draw Packet
<b>Support Documents for Initial / Interim Construction Cost Draws</b>				
1	Approval notification with final Closing Disclosure and construction loan agreement (CLA) from closing specialist	Administrator	<input type="checkbox"/>	Draw Packet
2	Single Family Construction Activities Setup and Draw Workbook	TDHCA Form	<input type="checkbox"/>	Draw Packet
3	Builder's itemized invoice	Builder	<input type="checkbox"/>	Draw Packet
4	Other hard cost support documentation	Various	<input type="checkbox"/>	Draw Packet
5	Soft cost support documentation	Administrator	<input type="checkbox"/>	Draw Packet
6	Matching funds support documentation (if applicable)	Administrator	<input type="checkbox"/>	Draw Packet
7	Down-date endorsement to title policy not older than the date of the last disbursement of funds or 45 days, whichever is later or release form, as applicable	Title Company	<input type="checkbox"/>	Draw Packet
8	Progress Inspection(s)	TDHCA Form	<input type="checkbox"/>	Draw Packet
9	Progress photos	Administrator	<input type="checkbox"/>	Draw Packet

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<b>Support Documents for Final/Retainage Construction Draw</b>				
1	Single Family Construction Activities Setup and Draw Workbook	TDHCA Form	<input type="checkbox"/>	Draw Packet
2	Builder's itemized invoice	Builder	<input type="checkbox"/>	Draw Packet
3	Other hard cost support documentation	Various	<input type="checkbox"/>	Draw Packet
4	Soft cost support Documentation	Administrator	<input type="checkbox"/>	Draw Packet
5	Matching funds support documentation (if applicable)	Administrator	<input type="checkbox"/>	Draw Packet
6	Down-date endorsement to title policy or release form dated at least 40 days from the Construction Completion Date, as applicable	Title Company	<input type="checkbox"/>	Draw Packet
7	Final photos	Administrator	<input type="checkbox"/>	Draw Packet
8	Final Inspection	TDHCA Form	<input type="checkbox"/>	Draw Packet
9	Certificate of Occupancy (or equivalent) with inspection report if required	Administrator	<input type="checkbox"/>	Draw Packet
10	Energy efficiency compliance documentation	Builder/ Municipality	<input type="checkbox"/>	Draw Packet
11	Copy of Recorded Affidavit of Completion	TDHCA Form	<input type="checkbox"/>	Draw Packet
12	Form 51-12 Final Bills Paid Affidavit	TDHCA Form	<input type="checkbox"/>	Draw Packet

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*Reasonable accommodations will be made for persons with disabilities and language assistance will be made available for persons with limited English proficiency.*



**TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS**  
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