

Exhibit A

Agreed Upon Procedures:

1. We will compare the original aggregate principal amount and the aggregate principal amount outstanding as of the specified date of Single Family Mortgage Bonds issued by the Authority under the 1976 General Resolution to schedules maintained by the Authority's accounting department.
2. We will compare the original aggregate principal amount of bonds issued and the principal amount of bonds outstanding as of the specified date under the 1976 General Resolution to schedules maintained by the Authority's accounting department.
3. We will compare the principal amount of mortgage loans outstanding, the principal amount of program securities outstanding, and the principal amount of down payment loans outstanding as of the specified date under the 1976 General Resolution to schedules maintained by the Authority's accounting department.
4. We will compare the number of loans originated, number of loans paid off, and the number of loans currently outstanding as of the specified date under the 1976 General Resolution to schedules maintained by the Authority's accounting department.
5. We will compute the percentages of FHA insured loans, USDA/RD guaranteed loans, conventional loans (insured), VA guaranteed loans, conventional loans (uninsured), and government uninsured loans outstanding as of the specified date under the 1976 General Resolution by dividing the number of each type of loan, obtained from a schedule maintained by the Authority's accounting department, by the total number of loans, obtained from a schedule maintained by the Authority's accounting department..
6. We will compute the percentages of loans for new construction and loans for existing homes outstanding as of the specified date under the 1976 General Resolution by dividing the number of each type of loan, obtained from a schedule maintained by the Authority's accounting department, by the total number of loans, obtained from a schedule maintained by the Authority's accounting department.
7. We will compare the lendable proceeds approved, the lendable proceeds committed, the lendable proceeds reserved, and the lendable proceeds remaining as of a specified date under the 1976 General Resolution to schedules maintained by the Authority's accounting department.
8. We will compute the percentage of outstanding conventional loans insured by each private mortgage insurer or uninsured as of the specified date under the

- 1976 General Resolution by dividing each private mortgage insurer's outstanding aggregate loan amount and the outstanding aggregate amount of uninsured conventional loans per schedules maintained by the Authority's accounting department by the total conventional loans outstanding.
9. We will compare the number of loans and the outstanding balance of each payment status as of the specified date under the 1976 General Resolution to schedules maintained by the Authority's accounting department. In addition, we will compute the percentage of total portfolio by dividing the number of loans by payment status to the total number of loans per this schedule. Finally, we will compute the percentage of outstanding balance by dividing the outstanding balances by payment status to the total outstanding balance per this schedule.
 10. We will compare the sixty plus days delinquency rate and "In Foreclosure" rate for specified calendar quarters for the Authority's 1976 General Resolution mortgage loan portfolio to schedules maintained by the Authority's accounting department.
 11. We will compare the amount held in the capital reserve fund as of the specified date under the 1976 General Resolution to schedules maintained by the Authority's accounting department.
 12. We will compare the capital reserve requirement as of the specified date under the 1976 General Resolution to schedules maintained by the Authority's accounting department.
 13. We will compare the mortgage reserve requirement as of the specified date under the 1976 General Resolution to schedules maintained by the Authority's accounting department.
 14. We will compare the amount in the mortgage reserve fund as of the specified date under the 1976 General Resolution to schedules maintained by the Authority's accounting department.
 15. We will compare the amount of bonds redeemed from unexpended proceeds on January 7, 1998 to a schedule maintained by the Authority's accounting department.
 16. We will compare the program obligations approximate aggregate principal amount outstanding financed under the 1976 General Resolution to a schedule maintained by the Authority's accounting department.
 17. We will compute the percentages of the mortgage loans being financed through the Authority's Georgia Dream First Mortgage Program which also received a second mortgage down payment loan for specified periods by dividing the number of Georgia Dream First Mortgage loans by the total number of loans per schedules maintained by the Authority's accounting department.

18. We will compare the average principal amount of the down payment loans made by the Authority as of the specified date to schedules maintained by the Authority's accounting department.
19. We will compare the approximate amount of bond proceeds authorized to finance down payment loans from 2001 to the specified date, the approximate number of down payment loans originated, the approximate amount of original principal of down payment loans originated, and the approximate amount of outstanding principal of down payment loans as of the specified date to schedules maintained by the Authority's accounting department.
20. We will compare the number of lending institutions to a schedule maintained by the Authority's accounting department.
21. We will compare the number of loan administrators servicing mortgage loans financed under the 1976 General Resolution as of the specified date to a schedule maintained by the Authority's accounting department.
22. We will compute the percentages of the outstanding mortgage loans financed as of the specified date under the 1976 General Resolution serviced by State Home Mortgage based upon the number of mortgage loans outstanding and the outstanding principal balances of such mortgage loans by dividing the number of loans serviced by State Home Mortgage, obtained from a schedule maintained by the Authority's accounting department, by the total number of loans, obtained from a schedule maintained by the Authority's accounting department.
23. We will compare the interest rate range, total loans originated, outstanding principal balance and number of loans outstanding of each mortgage loan pool for each series of bonds as of the specified date under the 1976 General Resolution to schedules maintained by the Authority's accounting department.
24. We will compare the series original principal amount, outstanding principal amount as of the specified date, the due date and the original principal amount of longest maturity, and the range of interest rates for the bonds of each series outstanding under the 1976 General Resolution to schedules maintained by the Authority's accounting department.
25. We will compare the bond interest rate and bond principal outstanding as of the specified date under the 1976 General Resolution to schedules maintained by the Authority's accounting department.
26. We will compute the percentages of capital reserve fund and mortgage reserve funds invested in the Fannie Mae Debentures and Mortgage Backed Securities, Bayerische Landesbank Investment Agreement, Trinity Plus/GE Capital Investment Agreement, U.S. Government Money Market Fund, MBIA Investment Agreement, RFCO Agency Debentures, GNMA Mortgage Backed Securities,

Pacific Life Investment Agreement, and Monumental Life Investment Agreement as of the specified date under the 1976 General Resolution by dividing each investment type per schedules maintained by the Authority's accounting department, by the total capital reserve fund and the mortgage reserve funds invested, per this schedule.

27. We will compare the total capital reserve fund and mortgage reserve fund par values as of the specified date under the 1976 General Resolution to schedules maintained by the Authority's accounting department.
28. We will compare the percentage of mortgage purchase and loan funds invested in U.S. Government Money Market Funds as of the specified date under the 1976 General Resolution to schedules maintained by the Authority's accounting department.
29. We will compare the par value of total mortgage purchase and loan account funds as of the specified date under the 1976 General Resolution to schedules maintained by the Authority's accounting department.
30. We will compute the percentages of revenue account [float] investments in the U.S. Government Money Market Fund, DEPFA Bank Investment Agreement, Trinity Plus/GE Capital Investment Agreement, Bayerische Landesbank Investment Agreement, West Landesbank Investment Agreement, FGIC/GE Capital Investment Agreement, Monumental Life Investment Agreement, and Ginnie Mae Agency Pass-Through Pools as of the specified date under the 1976 General Resolution by dividing each investment type obligation per schedules maintained by the Authority's accounting department, by the total revenue account.
31. We will compare the total revenue account par values as of the specified date and its application to pay interest due on the bonds on a specified date and to pay the aggregate principal amount of Bonds due at maturity or upon schedule mandatory sinking fund redemption on a specified date to schedules maintained by the Authority's accounting department.
32. We will compare the amounts in the Authority's single family mortgage bond fund's unaudited Statements of Revenues, Expenses, and Net Income/Net Loss – Bond Fund for the period ended on the specified date and the Authority's single family mortgage bond fund's unaudited Statements of Net Assets – Bond Fund as of the specified date to schedules maintained by the Authority's accounting department.