

Georgia Department of Community Affairs
Community HOME Investment Program
**LENDER CERTIFICATION
TO THE
GEORGIA HOUSING AND FINANCE AUTHORITY**

Borrower(s): _____

Lender: _____

Property Address: _____

Closing Date: _____

I, the undersigned, do hereby certify to the Georgia Housing and Finance Authority (hereinafter, "GHFA") that all Down Payment Assistance activities utilizing CHIP funds are being used with First Mortgages that comply with the following requirements:

- All First Mortgages must be either (1) a 30-year fixed rate loan or (2) a 32-year fixed rate USDA loan.
- All first mortgages must be originated by a lender located within the county in which the program is operated or a geographically contiguous county. If no such lender is available, the first mortgage must be originated by a Georgia Dream Homeownership Program Participating Lender.
- Interest rate on the First Mortgage may not exceed the current 60-day price for Fannie Mae's 30-year fixed rate mortgage by more than 200 basis points.
- The following fees may be made payable to the Lender:
 - Origination fee of no more than 2.00% of the Georgia Dream First Mortgage Loan amount, if the Georgia Dream first mortgage is utilized. Or a total of no more than 2% in origination fees and discount points for other first mortgage loans.
 - FHA 203(k) fees to the extent allowed by FHA.
 - Processing and underwriting fees not to exceed a total of \$600.
- Closing costs, whether paid by the property seller or the mortgagor, may not exceed the aggregate of the actual amounts expended for the following third party costs:
 - Title examination;
 - Title insurance;
 - Attorney's fees;
 - Credit reports;
 - Termite reports;
 - Tax service fees (\$67 if a Georgia Dream first mortgage loan)
 - Flood certificate fees;
 - Surveys;
 - Photographs;

