

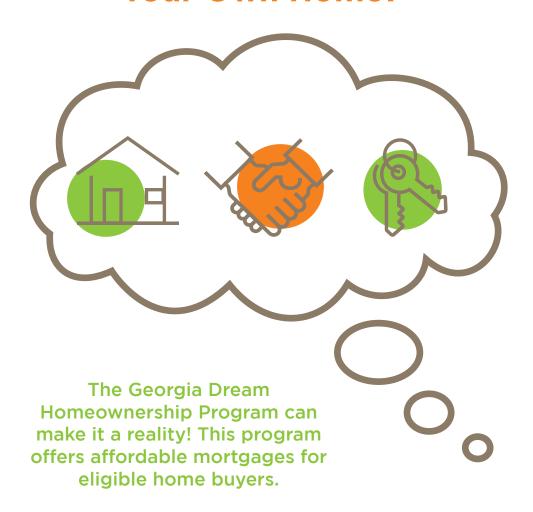
# Discover the Georgia Dream Homeownership Program



Georgia Dream
Participating Lender
1-800-359-HOME
(4663)
www.GADream.com

Georgia Department of Community Affairs 404-679-4840 or 800-359-4663 www.dca.ga.gov

# **Ever Dream of Owning Your Own Home?**



# Is the Georgia Dream program for me?

## Georgia Dream loans\* are available to:

First-Time
Home buyers who have
First-Time
Home Buyers

a home\*\* in
the past three years

Those who purchase
OR
a home
in
certain areas

#### Who Also

Have a household income up to the maximum

Have liquid assets of no more than \$20,000 or 20% of the sales price (whichever is greater)

Meet mortgage loan credit requirements

\*Loans are 30-year fixed interest rate mortgages. Participating lenders give credit approval for FHA, USDA-RD, VA or conventional eligible mortgage loans.

# Home Buyer Counseling is required for all Georgia Dream loans.

Georgia Dream borrowers must attend and complete **EITHER** a homebuyer education workshop, **OR** individual housing counseling sessions, **OR** an online home buyer education course through E-Home America.



Online home buyer education may ONLY be completed at www.ehomeamerica.org





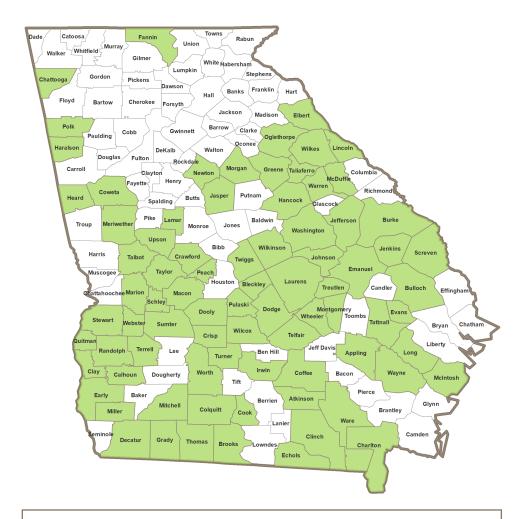
Workshops and counseling sessions must be completed with a DCA or HUD-approved housing counseling agency.

- A list of HUD-approved agencies is available at www.hud.gov or call HUD's interative voice system at 1-800-569-4287.
- A list of DCA-certified housing counseling agencies is available at www.GADream.com.

<sup>\*\*</sup>Home buyers who have not had interest or ownership in a primary residence in the last three years.

# **Georgia Dream Targeted Areas**

This program is available to eligible first-time homebuyers in all Georgia counties.



However, if you purchase a home in one of the targeted counties shaded in green, or in a targeted Census tract\*, you do not have to be a first-time home buyer.

\*Check with a participating lender for a list of targeted Census tracts.

#### **Maximum Household Income & Home Sales Price**

If you purchase in one of these Georgia counties	Purchase price cannot exceed	Household income cannot exceed
Atlanta- Sandy Springs- Roswell, GA HUD Metro FMR Area  Barrow, Bartow, Carroll, Cherokee, Clayton, Cobb, Coweta, Dawson, DeKalb, Douglas, Fayette, Forsyth, Fulton, Gwinnett, Heard, Henry, Jasper, Newton, Paulding, Pickens, Pike, Rockdale, Spalding or Walton	\$350,000	1-2 persons: \$86,500 3+ persons: \$99,500
Jackson County, GA  Jackson County	\$325,000	1-2 persons: \$76,000 3+ persons: \$87,500
Monroe County, GA HUD Metro FMR Area  Monroe County	\$318,000	1-2 persons: \$74,500 3+ persons: \$86,000
Gainsville, GA MSA  Hall County	\$315,000	1-2 persons: \$76,000 3+ persons: \$87,500
Warner Robins, GA HUD Metro FMR Area Houston County	\$297,000	1-2 persons: \$74,500 3+ persons: \$86,000
Savannah GA MSA Bryan County, Chatham County, Effingham County	\$297,000	1-2 persons: \$75,000 3 or more persons: \$86,000
Any county not listed above	\$297,000	1-2 persons: \$74,500 3 or more persons: \$86,000

#### NOTE

Income limits are subject to change. Please visit www.GADream.com for current limits.

#### **Need help with your down payment?**

Often the biggest obstacle to homeownership is being able to afford the down payment. The Georgia Dream Homeownership program can help qualified borrowers clear this hurdle!

A borrower must a contribute a minimum of \$1,000 to the purchase.

#### **Down Payment Loan Options**

Effective February 8, 2024, the amounts of each loan type are temporarily increased to the following

#### **STANDARD**

All eligible homebuyers may qualify! 5% (five percent) of the property purchase price or a maximum \$10.000 whichever is the lesser amount.

#### PROTECTOR, EDUCATORS & NURSES (PEN)-

Are you a public protector, educator, healthcare provider — or work for these industries — or active military? 6% (six percent) of the property purchase price or a maximum of \$12.500 whichever is the lesser amount.

#### CHOICE

Is a member of your family living with a disability? 6% (six ) of the property purchase price or a maximum of \$12,500 whichever is the lesser amount.

### **How Do I Get Started?**

Contact a Georgia Dream Participating Lender to pre-qualify and begin the mortgage loan process.

Visit www.GADream.com to find a list of participating lenders or call 1-800-359-HOME (4663).



Online: Go to www.GADream.com



By Phone: Call 1-800-359-HOME



In Person:
Visit a
participating lender

The Georgia Department of Community Affairs is committed to providing all persons with equal access to its services, programs, activities, education and employment opportunities regardless of race, color, national origin, religion, gender, familial status, disability or age. For reasonable accommodation, please email fairhousing@dca.ga.gov.

