



# Georgia Dream

Homeownership Program





# Have You Dreamed Of Owning Your Own Home?



The Georgia Dream Homeownership Program  
**MAKES**  
*it.*  
*possible...*

...with affordable first mortgage financing and down payment assistance for eligible home buyers.

## **AFFORDABLE FIRST MORTGAGE LOANS**

**It is so easy to qualify! Georgia Dream Loans are available to:**

- first-time home buyers
- those who have not owned a home in the past three years
- those who purchase a home in targeted areas (please see map on page 4)

### **WHO ALSO:**

- have household incomes below the maximum (please see schedule on page 2)
- have liquid assets no more than \$20,000 or 20% of the sales price (whichever is greater)
- meet mortgage loan credit requirements

The loans are 30 year, fixed interest rate mortgages. Local lenders give credit approval for FHA, USDA-RD, VA or conventional uninsured mortgage loans.

# Maximum Household Income Home Sales Price



## Within the Atlanta Metropolitan Statistical Area

If you purchase a home in Barrow, Bartow, Butts, Carroll, Cherokee, Clayton, Cobb, Coweta, Dawson, DeKalb, Douglas, Fayette, Forsyth, Fulton, Gwinnett, Haralson, Heard, Henry, Jasper, Lamar, Meriwether, Newton, Paulding, Pickens, Pike, Rockdale, Spalding or Walton Counties, your total household income (based on the number of people living in the home) can be no more than:

- One to two persons \$69,000
- Three or more persons \$79,500

*The sales price of the home cannot exceed \$250,000*

## Outside the Atlanta Metropolitan Statistical Area

If you purchase a home in a county not listed in the Atlanta MSA above, your total household income (based on the number of people living in the home) can be no more than:

- One to two persons \$59,500
- Three or more persons \$68,500

*The sales price of the home cannot exceed \$200,000*





# Down Payment Assistance

The greatest hurdle for many prospective home buyers is the down payment. Borrowers who qualify for Georgia Dream First Mortgage Loans also qualify for down payment assistance.

The borrower must...

- use the loan in conjunction with a Georgia Dream First Mortgage Loan
- complete individual credit counseling as per the guidelines on page 5 of this brochure and provide a certificate of completion
- contribute a minimum of \$1,000 to the purchase transaction

## Down Payment Loan Options

### STANDARD

All eligible home buyers qualify for \$5,000

### PEN

Eligible home buyers who are employed in qualified public protection, military, health care or education qualify for \$7,500

### CHOICE

Eligible home buyers whose household includes an individual living with a disability qualify for \$7,500

### Co-Op

Eligible home buyers who are employed by local governments in participating Co-Op communities qualify for \$7,500



Mortgage Loan Agreement

(the Borrower) are:

We (the lender)

# How Do I Apply?

## Contact

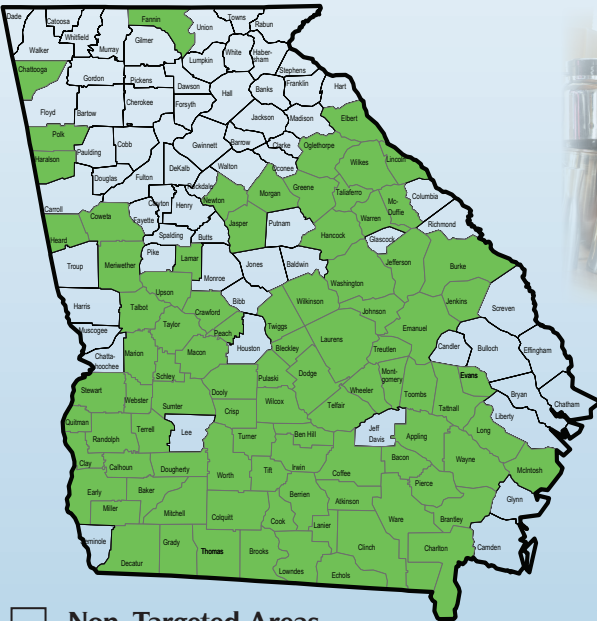
Contact a Georgia Dream Participating Lender for pre-qualification and to begin the mortgage loan process. A list of lenders can be found at [www.GAdream.com](http://www.GAdream.com) or by calling 1-800-359-HOME (4663).

## Complete

Complete individual credit counseling to learn more about buying a home and to make sure the home you choose is within your budget. See the guidelines on page 5 of this brochure.

## TARGETED AREAS

The Georgia Dream Homeownership Program is available to eligible first time home buyers in **all Georgia counties**. However, if you purchase a home in one of the targeted areas shaded in green below, or in a targeted census tract in one of the counties listed below the map, the first time home buyer rule does not apply. Check with your lender for program guidelines.



- Non-Targeted Areas**
- Targeted Areas**  
First time home buyer rule does not apply



### Counties with Targeted Census

- |         |         |            |
|---------|---------|------------|
| Baldwin | Cobb    | Jeff Davis |
| Bibb    | DeKalb  | Liberty    |
| Candler | Floyd   | Muscogee   |
| Carroll | Fulton  | Richmond   |
| Chatham | Glynn   | Seminole   |
| Clarke  | Hall    | Spalding   |
| Clayton | Houston | Troup      |

# Home Buyer Education

## **Home Buyer Counseling is required for ALL GEORGIA DREAM LOANS.**

Borrowers with low middle credit scores of 659 or less must complete individual credit counseling with a DCA or HUD approved agency. The DCA agencies listed below provide this counseling FREE of charge. A list of HUD approved agencies is available at [www.hud.gov/georgia](http://www.hud.gov/georgia).

Borrowers with low middle credit scores of 660 or more may choose to complete individual credit counseling, attend a home buyer education workshop, or complete home buyer education online at [www.ehomeamerica.org/dca](http://www.ehomeamerica.org/dca).

### **ALBANY**

CCCS of Southwest Georgia  
409 N. Jackson Street  
Albany, Georgia 31702-0084  
800-309-3358/ 229-883-0909

### **ATHENS**

Athens Land Trust Housing Counseling  
685 N. Pope Street  
Athens, Georgia. 30601  
706-613-0122

### **ATLANTA**

Atlanta Urban League, Inc.  
100 Edgewood Avenue NE, Suite 600  
Atlanta, Georgia 30303-3066  
404-659-1150

Summech CDC  
633 Pryor Street, SW  
Atlanta, Georgia. 30312  
404-527-5465

### **AUGUSTA**

CSRA EOA  
1261 Greene Street  
Augusta, Georgia 30901  
706-722-0493

### **BRUNSWICK**

Totally Free, Inc.  
2517 Norwich Street  
Brunswick, Georgia 31520  
912-265-1515

### **COLUMBUS**

CCCS of West Georgia  
1350 15th Avenue  
Columbus, Georgia 31902  
800-757-2227 / 706-327-3239

Neighborworks Columbus  
18 Eleventh Street, Suite A  
Columbus, Georgia 31901  
706-324-4663

### **DECATUR**

Dekalb Metro Housing  
Counseling Center  
4151 Memorial Drive, Suite 207B  
Decatur, Georgia 30032  
404-508-0922

### **DORAVILLE**

The Center for Pan  
Asian Community  
Services, Inc  
3760 Park Avenue  
Doraville, Georgia 30340  
770-936-0969  
Asian and Spanish bilingual counselors

### **FOREST PARK**

D & E Group  
4532 Jonesboro Road,  
2nd Floor  
Forest Park, Georgia 30297  
(770) 961-6900  
Spanish bilingual counselors

**GAINESVILLE**

Home Development Resources  
731 Queen City Parkway  
Suite 105  
Gainesville, Georgia 30501  
770-297-1800  
Spanish bilingual counselors

**JONESBORO**

National Housing Counseling Agency  
114 N. Main St. Suite 1H  
Jonesboro, Georgia 30236  
770-477-5100

**LAWRENCEVILLE**

The Impact Group  
1255 Lakes Parkway  
Building 100 Suite 110  
Lawrenceville, Ga. 30043  
678-808-4477

**MACON**

Consumer Credit Counseling Services of  
Middle Georgia  
901 Washington Avenue  
Macon, Georgia 31201  
478-745-6197 / 800-446-7123

HomeFirst Housing Resources  
682 Cherry Street  
Macon, Georgia 31201  
478-803-2373

**ROME**

Appalachian Housing Counseling Agency  
800 Avenue B  
Rome, Georgia 30162  
706-378-9917

**SAVANNAH**

Consumer Credit Counseling Service of  
Savannah  
7505 Waters Avenue,  
Suite C-11  
Savannah, Georgia 31406  
912-691-2227 /  
1-800-821-4040

**STONE MOUNTAIN**

Refugee Family Assistance Program Inc.  
5405 Memorial Drive, Suite 101  
Stone Mountain, Georgia 30083  
404-296-8743  
Arabic Bilingual Counselors



Georgia™

Department of Community Affairs

60 Executive Park South, NE • Atlanta, GA 30329-2231



Equal Housing Opportunity 

*Fulfilling the dream of*  
**HOMEOWNERSHIP**