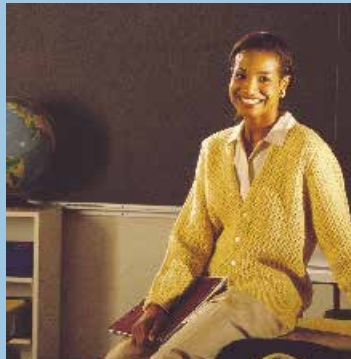




Georgia Dream

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



Metropolitan Statistical Areas

If you purchase a home in Barrow, Bartow, Carroll, Cherokee, Clayton, Cobb, Coweta, Dawson, DeKalb, Douglas, Fayette, Forsyth, Fulton, Gwinnett, Heard, Henry, Houston, Jasper, 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

All Georgia counties not listed in the Metropolitan Statistical Areas above

If you purchase a home in a county not listed 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

* Income limits are subject to change. Please visit www.gadream.com for the most recent brochure.



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



How Do I Apply?

Contact

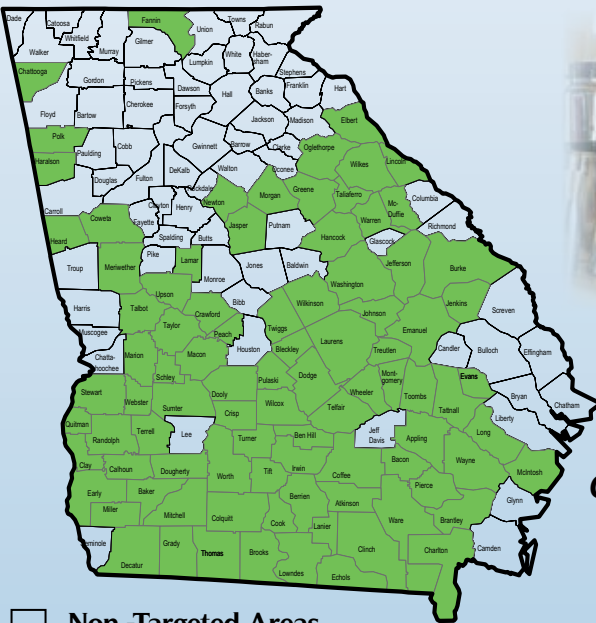
Contact a Georgia Dream Participating Lender for pre-qualification and to begin the mortgage loan process. A list of lenders can be found at www.GAdream.com or by calling 1-800-359-HOME (4663).

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.

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.



Counties with Targeted Census Tracts

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

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

Home Buyer Education

Home Buyer Counseling is required for ALL GEORGIA DREAM LOANS.

Borrowers with low middle credit scores of 620-639 must complete individual credit counseling or attend a home buyer workshop provided by a DCA or HUD approved agency. DCA funded agencies are listed below. A list of HUD approved agencies is available at www.hud.gov/georgia.

Borrowers with low middle credit scores of 640 or higher may choose to complete individual credit counseling, attend a home buyer education workshop or complete home buyer education online at www.eshomeamerica.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

East Athens Development Corporation
410 McKinley Drive
Athens, Georgia. 30601
706-208-0048

Hancock CDC
300 Henderson Extension
Athens, GA 30601
706-546-1154

ATLANTA

Fulton County Dept. of Housing and Community Development
137 Peachtree Street
Atlanta, Georgia 30344
404-612-3024

H.O.P.E. Through Divine Intervention
385 Holly Street, NW
Atlanta, GA 30318
404-748-4375

AUGUSTA

Women Watch Afrika
9 Gammon Avenue, SE
Atlanta, GA 30315
404-759-6419
Bilingual counselors (Amharic, Arabic, Afghani, French, Bhutanese, Swahili, and Somali)

CSRA EOA
1761 Broad Street
Augusta, Georgia 30904
706-364-6548

BLAKELY

Early County CDC
1259 South Main Street
Blakely, GA 39823
229-724-7552

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

DECATUR

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

FOREST PARK

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

FORT VALLEY

Fort Valley State University – Cooperative
Extension
1005 State University Drive
Fort Valley, GA 31030
478-825-6577

HINESVILLE

JC Vision and Associates
135 E. Martin Luther King Jr. Drive, Suite C
Hinesville, Georgia 31313
912-877-4243

JONESBORO

National Housing Counseling Agency
120 N. McDonough Street
Jonesboro, GA 30236
770-954-0335

LAGRANGE

DASH for LaGrange
1200 4th Avenue
LaGrange, GA 30204
706-298-0221
Bilingual counselors (Spanish)

MACON

HomeFirst Housing Resources
682 Cherry Street, Suite 103
Macon, Georgia 31201
478-803-2373

SAVANNAH

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

VALDOSTA

Valdosta-Lowndes County Habitat for
Humanity
2010 E. Cypress Street
Valdosta, GA 31601
229-245-1330

South Georgia Partnership to End Home-
lessness
601 N. Lee Street
Valdosta, GA 31601
229-293-7301

WASHINGTON

City of Washington
102 E. Liberty Street
Washington, GA 30673
706-678-3277

WINDER

Housing Authority of the City of Winder
11 Horton Street
Winder, GA 30666
770-867-7495

The Georgia Department of Community Affairs is committed to providing all persons with equal access to its services, programs, activities, education, and employment regardless of race, color, national origin, religion, sex, familial status, disability, or age. For a reasonable accommodation, please contact Angela Gregory at (404) 679-4847 or fairhousing@dca.ga.gov.




Georgia™

Department of Community Affairs

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



Equal Housing Opportunity 

Fulfilling the dream of
HOME OWNERSHIP