



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?



The Georgia Dream Homeownership Program can make it a reality! This program offers affordable mortgages for eligible home buyers.

Is the Georgia Dream program for me?

Georgia Dream loans* are available to:

First-Time Home Buyers	OR	Home buyers who have not owned a home** in the past three years	OR	Those who purchase a home in certain areas
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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
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**Loans are 30-year fixed interest rate mortgages. Participating lenders give credit approval for FHA, USDA-RD, VA or conventional eligible mortgage loans.*

***Home buyers who have not had interest or ownership in a primary residence in the last three years.*

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 interactive voice system at 1-800-569-4287.
- A list of DCA-certified housing counseling agencies is available at www.GADream.com.

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 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.



Equal Housing Opportunity