



Georgia Dream Homeownership Program

LOANS ARE AVAILABLE TO

- First-time homebuyers
- Homebuyers who have not owned a home in the past three years
- Those who purchase a home in certain areas

ADDITIONAL QUALIFICATIONS

- 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

DOWN PAYMENT ASSISTANCE

Effective February 15, 2023, the amounts of each loan type are temporarily increased to the following limits:

- \$10,000: Standard
- \$12,500: Protectors, Educators & Nurses (PEN)
- \$12,500: CHOICE (for family members living with a disability)

Program Overview

The Georgia Dream program was created to make homeownership possible for eligible low- and moderate-income Georgians by providing affordable financing options, down payment assistance, and homebuyer education. The Georgia Department of Community Affairs (DCA) acts as the secondary market for lenders who want to provide an affordable mortgage product. Potential homebuyers apply with participating lenders for Georgia Dream loans. The loans are secured or guaranteed by FHA, VA, USDA-RD or conventional uninsured loans. Once the lender has completed the process and gives credit approval, the information is forwarded to DCA for compliance review and funding approval. Rates are available from participating lenders. Borrowers must attend and complete either a homebuyer education workshop, individual housing counseling sessions, or an online homebuyer education course through E-Home America.