



Georgia Dream Homeownership Program

Georgia Dream Participating Lender

1-800-359-HOME (4663)

www.GADream.com

v. 2025-4-17

Ever Dream of **OWNING** Your Own Home?

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



Georgia Dream Financing Options



Georgia Dream Standard

The Georgia Dream Standard provides down payment assistance to eligible first-time homebuyers.



Georgia Dream Peach Plus

Georgia Dream Peach Plus offers down payment assistance to homebuyers with a wider range of both income levels and sales prices or who may not meet other loan program requirements.



Georgia Dream Peach Select

Georgia Dream Peach Select offers active duty and veterans a low interest rate loan option.

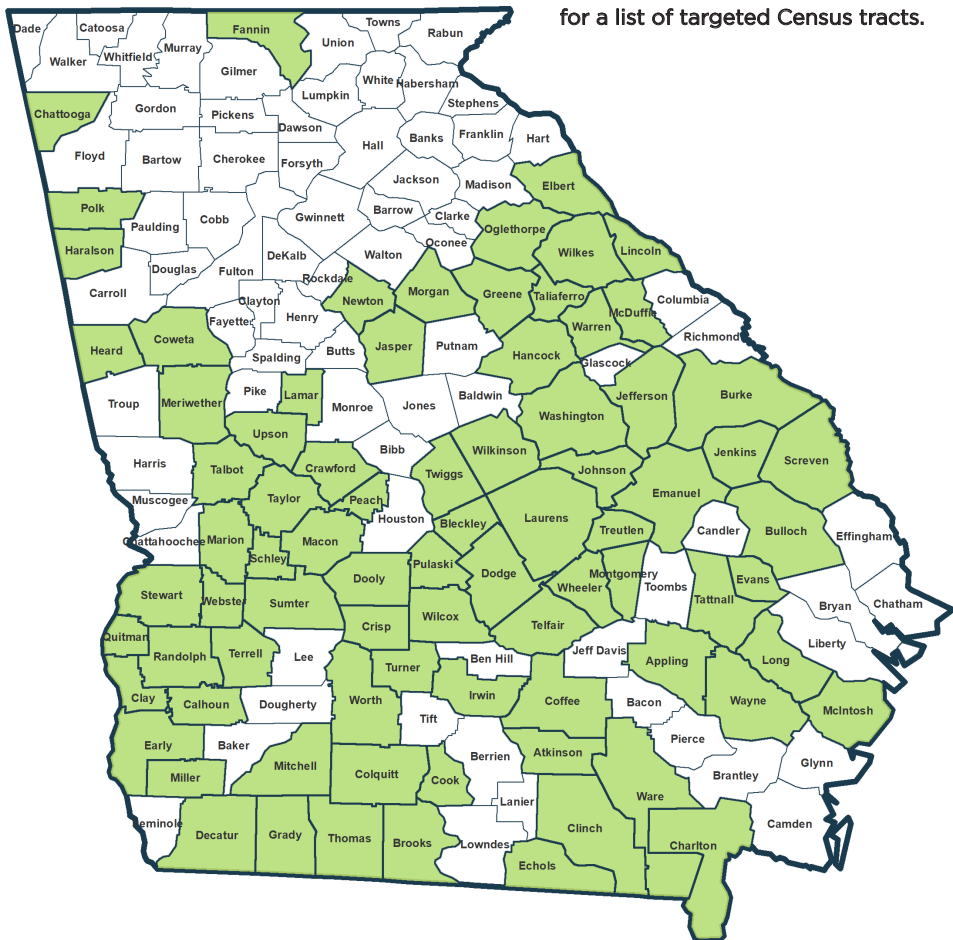
Here is a comparison of the financing options to help understand what loans are available and what requirements should be met.

	Standard	Peach Plus	Peach Select
Loan Specifications			
30 Year Fixed Rate	✓	✓	✓
FHA Loan	✓	✓	
USDA-RD Loan	✓		
VA Loan	✓	✓	✓
Conventional Loan	✓		
Down Payment Assistance	✓	✓	
Requirements for Eligible Borrowers			
First-Time Homebuyer Have not had interest or ownership in a primary residence in the last three years.	✓		
Household Income Limits Have up to the maximum depending on location and family size.	✓	✓	✓
Liquid Assets Limitation Have no more than \$20,000 or 20% of the sales price (whichever is greater).	✓	✓	
Mortgage Loan Credit	✓	✓	✓
Homebuyer Counseling Complete via an education workshop, an individual counseling sessions, or an E-Home America online course.	✓	✓	✓

Georgia Dream Targeted Areas

The Georgia Dream Homeownership Program is available to eligible first-time homebuyers in all Georgia counties. However, if you purchase a home in one of the targeted counties, 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 Purchase Prices and Household Incomes



Georgia Dream Standard and Peach Select

If You Purchase in One of These Georgia Counties	Purchase Price Cannot Exceed	Household Income Cannot Exceed
Atlanta - Sandy Springs - Roswell, GA HUD Metro Barrow County, Bartow County, Carroll County, Cherokee County, Clayton County, Cobb County, Coweta County, Dawson County, DeKalb County, Douglas County, Fayette County, Forsyth County, Fulton County, Gwinnett County, Heard County, Henry County, Jasper County, Newton County, Paulding County, Pickens County, Pike County, Rockdale County, Spalding County, Walton County	\$425,000	1-2 persons: \$120,439 3+ persons: \$138,505
Athens, GA MSA Clarke County, Madison County, Oconee County, Oglethorpe County, Morgan County	\$375,000	1-2 persons: \$101,429 3+ persons: \$116,644
All Other Georgia Counties	\$360,000	1-2 persons: \$92,000 3+ persons: \$105,800

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

Georgia Dream Peach Plus

If You Purchase in One of These Georgia Counties	Purchase Price Cannot Exceed	Household Income Cannot Exceed
Atlanta - Sandy Springs - Roswell, GA HUD Metro Barrow County, Bartow County, Carroll County, Cherokee County, Clayton County, Cobb County, Coweta County, Dawson County, DeKalb County, Douglas County, Fayette County, Forsyth County, Fulton County, Gwinnett County, Heard County, Henry County, Jasper County, Newton County, Paulding County, Pickens County, Pike County, Rockdale County, Spalding County, Walton County	\$525,000	1-2 persons: \$180,659 3+ persons: \$207,758
Athens, GA MSA Clarke County, Madison County, Oconee County, Oglethorpe County, Morgan County	\$525,000	1-2 persons: \$152,144 3+ persons: \$174,966
All Other Georgia Counties	\$475,000	1-2 persons: \$138,000 3+ persons: \$158,700

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



Down Payment Assistance

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!

	Standard	PEN	Choice
Eligible Borrower	Any eligible borrower.	Someone currently in an occupation of Protectors, Educators, or Nurses (health care). (Section 401.2b-401.2c for further details of eligible occupations.)	Household is eligible if any-one in the household has an eligible disability. (Section 401.2c and 406).
Georgia Dream Standard ¹	5% of the purchase price or a maximum of \$10,000 whichever is the lesser amount.	6% of the purchase price or a maximum of \$12,500 whichever is the lesser amount.	6% of the purchase price or a maximum of \$12,500 whichever is the lesser amount.
Georgia Dream Peach Plus ¹	3.5% of the purchase price or a maximum of \$10,000 whichever is the lesser amount.	4% of the purchase price or a maximum of \$12,500 whichever is the lesser amount.	4% of the purchase price or a maximum of \$12,500 whichever is the lesser amount.
Georgia Dream Peach Select ²	Down payment assistance is not offered through the Georgia Dream Homeownership Program, however other down payment assistance programs may be used in conjunction with this financing option.		

NOTE: A borrower must contribute a minimum of ¹\$1,000/ ²\$500 to the purchase.



Homebuyer Counseling

Homebuyer counseling is required for all Georgia Dream loans. Borrowers must attend and complete either a homebuyer education workshop, an individual housing counseling sessions, or an online homebuyer education course through E-Home America, **www.ehomeamerica.org**.



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

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

How Do I Get Started?

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



Go to
www.GADream.com



Call
1-800-359-HOME (4663)



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.