GEORGIA DEPARTMENT *of* COMMUNITY AFFAIRS



HOMEOWNERSHIP

Georgia Dream Homeownership Program

GADream.com / Housing@dca.ga.gov

	Georgia Dream	Peach Select	Peach Plus	Peach Advantage
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. • Have up to 150% of the Area Median Income (AMI) per Fannie Mae and Freddie Mac AMI Lookup Tools.	✓	✓	✓	✓
Liquid Assets Limitation Have no more than $20,000 or 20% of the sales price (whichever is greater) immediately after closing.	✓		✓	
Credit Requirements Minimum 640 score*	✓	✓	✓	✓*
Homebuyer Counseling Complete via an education workshop, an individual counseling sessions, or an E-Home America online course.	✓	✓	✓	✓

*660 minimum for manufactured homes.

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