



Georgia Dream Peach Plus Loan Program

FINANCIAL CRITERIA

- 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 April 15, 2024, the amounts of each loan type are set to the following limits:

- **Standard** - All eligible homebuyers may qualify! 3.5% (three and a half percent) of the property purchase price or a maximum \$10,000, whichever is the lesser amount.
- **Protectors, Educators & Nurses (PEN)** - Are you a public protector, educator, healthcare provider — or work for these industries — or active military? 4% (four 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? 4% (four percent) of the property purchase price or a maximum of \$12,500, whichever is the lesser amount.

Program Overview

The Georgia Dream Peach Plus Loan Program expands access to affordable homeownership opportunities across our state. By serving a wider range of borrowers, including those with non-conforming loans, this program helps make the dream of homeownership a reality for more Georgia families. Often the biggest obstacle to homeownership is being able to afford the down payment. Georgia Dream Peach Plus can help qualified borrowers clear this hurdle. Down payment loans are available to homebuyers who purchase a home in certain areas who also meet a set of financial criteria. Potential homebuyers apply with participating lenders for Georgia Dream loans. The loans are secured or guaranteed by FHA 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.