



# Georgia Dream Peach Plus Loan Program Term Sheet

|                                       |  |
|---------------------------------------|--|
| <b>Eligible Borrower</b>              | Qualified borrowers not currently served by the traditional Georgia Dream program. More amenable to non-conforming loans.  |
| <b>Assumable</b>                      | Subject to qualifying  |
| <b>Interest Rate</b>                  | To be determined by market rates.  |
| <b>Loan Term</b>                      | 30 years   |
| <b>Loan Types</b>                     | FHA  |
| <b>Max Loan Amount</b>                | As permitted by Georgia Dream Loan Limits  |
| <b>Down Payment</b>                   | Standard DPA: 3.5% (three and a half percent) of the property purchase price or a maximum \$10,000 whichever is the lesser amount.<br>PEN/Choie DPA: 4.0% (four percent) of the property purchase price or a maximum of \$12,500 whichever is the lesser amount. |
| <b>Max MRB Income</b>                 | 150% of adjusted AMI   |
| <b>Max Acquisition Cost</b>           | FHA  |
| <b>Eligible Properties</b>            | Single Family 1 unit   |
| <b>Homebuyer Ed</b>                   | Yes, will be required  |
| <b>AUS Requirements</b>               | DU/LP  |
| <b>Manual Underwriting</b>            | As permitted by DCA policy   |
| <b>Min Credit Score</b>               | 640  |
| <b>Max Debt-to-Income Ratio</b>       | 640 - 699 (not to exceed 45%), 700 + (Per AUS Approval)  |
| <b>Max Loan-to-Value Ratio</b>        | As permitted by FHA  |
| <b>Min Investment</b>                 | \$1,000  |
| <b>Required Reserves</b>              | Per FHA  |
| <b>Mortgage Insurance</b>             | Per FHA  |
| <b>Occupancy</b>                      | Owner occupied within 60 days of closing   |
| <b>Additional Documentation/Forms</b> | As per current Georgia Dream Seller Guide  |
| <b>Pre-Payment Penalty</b>            | No   |
| <b>Subject to Recapture</b>           | No   |
| <b>Escrows</b>                        | Yes  |
| <b>Allowable Fees to be Charged</b>   | Reasonable & Customary Fees  |
| <b>Lender Compensation</b>            | Per current DCA Policy   |

## Georgia Dream Peach Plus Loan Program Term Sheet

| Maximum Purchase Price and Household Income   |                        |  |
|---|------------------------|--|
| Area / County   | Maximum Purchase Price | Household Income   |
| <p><b>Atlanta - Sandy Springs - Roswell, GA HUD Metro</b></p> <p>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</p> | \$500,000              | <p>1-2 persons:<br/>\$161,694</p> <p>3+ persons:<br/>\$185,949</p> |
| <p><b>Athens, GA MSA</b></p> <p>Clarke County, Madison County, Oconee County, Oglethorpe County, Morgan County</p>  | \$500,000              | <p>1-2 persons:<br/>\$143,258</p> <p>3+ persons:<br/>\$164,747</p> |
| All Other Georgia Counties  | \$450,000              | <p>1-2 persons:<br/>\$135,900</p> <p>3+ persons:<br/>\$156,285</p> |

Georgia Dream Program Management  
(04/04/24)

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