

Final Document Checklist (excludes Peach Advantage)

Use for Georgia Dream First and Georgia Dream Second Mortgage

Upload Package to EDOCS in Final Document Loan file
Don't forget to Click SUBMIT

MAIL ORIGINAL TRANSFER AND ASSIGNMENTS TO:
LOAN FUNDING DEPT.
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
60 EXECUTIVE PARK SOUTH, N.E.
ATLANTA, GEORGIA 30329-2231

Georgia Dream First Mortgage Documents

<input type="checkbox"/>	1.	Copy of recorded Security Deed and evidence of payment of intangible tax
<input type="checkbox"/>	2.	Copy of recorded "Tax Exempt Financing Rider," (Form SF-40)
<input type="checkbox"/>	3.	Original recorded "Transfer and Assignment," (Form SF-44)
<input type="checkbox"/>	4.	As applicable: a. VA Loan Guaranty Certificate, or b. FHA Mortgage Insurance Certificate, or c. USDA/RD Loan Note Guarantee (RD Form 1980-17)
<input type="checkbox"/>	5.	Title Policy a. Minimum loan amount coverage b. Insured name (lender name and Mortgage Insurance Verbiage) d. Subject property county must be listed
<input type="checkbox"/>	6.	"Lender Certification," (Form SF-60)
<input type="checkbox"/>	7.	FHA Connection Printout to reflect and include: a. Active insurance status b. Endorsement date c. Georgia Housing and Finance Authority as current holder
<input type="checkbox"/>	8.	If FHA 203(k) a. Final Inspection signed by Appraiser and Underwriter b. Final Release Notice c. 203(k) Draw Request 9746A and interim draws, if needed d. Mortgagor letter of completion e. Rehabilitation Loan Rider f. FHA Connection 203(k) escrow closeout screen print reflecting any principal reduction g. Maximum Base Loan Amount Worksheet w/HUD Required Repairs
<input type="checkbox"/>	9.	Final 1003 signed by lender and borrower(s) with any addendums
<input type="checkbox"/>	10.	Any other documents required

Georgia Dream Second Mortgage Documents

<input type="checkbox"/>	1.	Original recorded "Georgia Dream Second Mortgage Security Deed," (Form SF-84)
<input type="checkbox"/>	2.	Original recorded "Transfer and Assignment" of the Georgia Dream Second Mortgage Loan from Lender to GHFA, (Form SF-44)
<input type="checkbox"/>	9.	Final 1003 signed by lender and borrower(s) with any addendums
<input type="checkbox"/>	3.	Any other documents required