Final Document Checklist
(excludes Peach Advantage)

Use for Georgia Dream First and Georgia Dream Second Mortgage

Loans Reserved ON/BEFORE July 7, 2026: Upload a Copy Package within Lender Online to EDOCS in Final Document Loan file and Do Not Forget to Click Submit.

Loans Reserved ON/AFTER July 8, 2026: Upload a Copy Package within TPO Connect

DO NOT OVERNIGHT OR MAIL ORIGINALS. ALL FINAL DOCUMENTS MUST BE DIGITALLY UPLOADED

Georgia Dream First Mortgage Documents

☐	1.	Copy of original recorded Security Deed and evidence of payment of intangible tax. If Manufactured Home: New construction; executed T-234 with certified copy evidencing Georgia Dept of Revenue title cancellation submission (if applicable)
☐	2.	Copy of original recorded "Tax Exempt Financing Rider," (Form SF-40)
☐	3.	Copy of original recorded "Transfer and Assignment," (Form SF-44A)
☐	4.	As applicable: a. Copy of VA Loan Guaranty Certificate, or b. Copy of FHA Mortgage Insurance Certificate, or c. Copy of USDA/RD Loan Note Guarantee (RD Form 1980-17)
☐	5.	Title Policy (copy) a. Minimum loan amount coverage b. Insured name (lender name and Mortgage Insurance Verbiage)
☐	6.	FHA Connection Printout to reflect and include (copies only): a. Active insurance status b. Endorsement date c. Georgia Housing and Finance Authority as current holder
☐	7.	If FHA 203(k) (copies only) 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
☐	8.	Copy of Final 1003 signed by lender and borrower(s) with any addendums
☐	9.	Any other documents required (copies only)

Georgia Dream Second Mortgage Documents

☐	1.	Copy of original recorded "Georgia Dream Second Mortgage Security Deed," (Form SF-84)
☐	2.	Copy of original recorded "Transfer and Assignment" of the Georgia Dream Second Mortgage Loan from Lender to GHFA, (Form SF-44B)
☐	3.	Copy of Final 1003 signed by lender and borrower(s) with any addendums
☐	4.	Copy of any other documents required