## 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 <u>Don't forget to Click SUBMIT</u>

## **MAIL ORIGINALS TO:**

LOAN FUNDING DEPT.
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
60 EXECUTIVE PARK SOUTH, N.E.
ATLANTA, GEORGIA 30329-2231

## **Georgia Dream First Mortgage Documents**

evidencing Georgia Dept of Revenue title cancellation submission (if applicable)  2. Original recorded "Tax Exempt Financing Rider," (Form SF-40)  3. Original recorded "Transfer and Assignment," (Form SF-44)  4. As applicable:	
☐ 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)	
5. Title Policy	
a. Minimum loan amount coverage	
b. Insured name (lender name and Mortgage Insurance Verbiage)	
☐ 6. "Lender Certification," (Form SF-60)	
7. FHA Connection Printout to reflect and include:	
a. Active insurance status	
b. Endorsement date	
c. Georgia Housing and Finance Authority as current holder  8. If FHA 203(k)	
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	
9. Final 1003 signed by lender and borrower(s) with any addendums	
☐ 10. Any other documents required	

## **Georgia Dream Second Mortgage Documents**

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