

# Georgia Dream Homeownership Program



Thinking about buying a home, but worried about a down payment?

The Georgia Dream Homeownership Program can turn your hopes of homeownership into a reality. This program is designed to give you expanded options for the homebuying process. Income limits apply, and you must be a first-time homebuyer or have not owned a home in the past three years. With a low minimum contribution, this loan program may be a great fit for you.

## AVAILABLE BENEFITS\*

- All eligible homebuyers qualify for 5% of the property purchase price, up to \$10,000 (whichever is lesser), in down payment assistance.
- Public protectors, educators, healthcare providers/workers, active military, and families with a disabled member can get 6% of the purchase price, up to \$12,500 (whichever is lesser).
- Loans are 30-year fixed-rate for Conventional, FHA, VA, and USDA-RD.

## HOMEBUYER REQUIREMENTS

- Must be first-time homebuyer, or...
  - Have not owned in past three years, or...
  - Are purchasing in certain geographic areas.
- Must meet income limits and credit requirements.
- Must have assets no more than \$20,000 or 20% of sales price (whichever is greater).
- Minimum \$1,000 contribution of buyer funds; remainder may be gifted or come from a grant.
- Homebuyer education workshop.

*\*Temporary increases effective February 8, 2024.*

**Atlantic Bay Mortgage Group® is proud to be a participating lender of the Georgia Dream Homeownership Program offered by the Georgia Department of Community Affairs.**

**FOR MORE INFORMATION OR TO FIND OUT IF YOU QUALIFY, GIVE ME A CALL TODAY.**



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Other lender, loan program, and state-specific restrictions may apply. Information deemed reliable but not guaranteed. All loans subject to income verification, credit approval, and property appraisal. Not a commitment to lend. Atlantic Bay Mortgage Group, L.L.C. NMLS #72043 ([nmlsconsumeraccess.org](https://nmlsconsumeraccess.org)) is an Equal Opportunity Lender. Located at 600 Lynnhaven Parkway Suite 100 Virginia Beach, VA 23452.