

Georgia Dream Peach Select

Overview: A Veterans Assistance loan program offering qualified military veterans an interest rate typically lower than market interest rates. Can not be used with the Georgia Dream Second Down Payment Assistance but can be stacked with another eligible down payment assistance program. See Seller Guide for full details.

Loan Type	VA
Term/Amortization	<ul style="list-style-type: none">• 30 year fixed rate
Occupancy	<ul style="list-style-type: none">• Primary residence only.
Purpose	<ul style="list-style-type: none">• Purchase money transactions.
Credit Score	<ul style="list-style-type: none">• 640 minimum. See Underwriting AUS for no credit score.
Maximum Sales Price	<ul style="list-style-type: none">• Up to \$425,000 or the maximum MSA/county limit per Seller Guide
Maximum LTV/CLTV	<ul style="list-style-type: none">• 100.00% LTV (Follow VA Lenders Handbook requirements for maximum LTV/CLTV)
Rate	<ul style="list-style-type: none">• Competitive first mortgage rates are typically published weekly each Thursday.
Reservations	<ul style="list-style-type: none">• Lender must reserve funds via the Lender Portal at www.dcaloans.com/Bin/Display.exe/ShowSection.• Reservations of funds required for a maximum of 75 calendar days which includes submission to DCA for compliance underwriting through disbursement of funds.
Eligible Borrowers	<ul style="list-style-type: none">• Follow agency requirements.
Second Mortgages	<ul style="list-style-type: none">• Not eligible for GA Dream Second Mortgage.• Allowed only for down payment assistance where veteran is obtaining a first mortgage VA loan less than the maximum allowed LTV.• Outside eligible second mortgages may be applied to closing costs or prepaids.• Must meet VA Lender Handbook requirements including but not limited to, Chapter 9, Secondary Financing.
Underwriting AUS	<ul style="list-style-type: none">• DU Approve/Eligible or LPA Accept/Eligible• Manually underwritten VA loans are allowed when a credit score does not exist.• Alternative credit is acceptable. Georgia DCA will not accept manually underwritten loans when derogatory credit or high ratios exist. VA loans must comply with the manual underwriting requirements as set forth in the VA Lender Handbook.<ul style="list-style-type: none">» For all manually underwritten loans, the maximum total Expense ratio may not exceed exceed 41%.• Lender assumes full responsibility for compliance of agency requirements.

Maximum Ratios & Residual Income	Credit Score	Housing Expense Ratio	Debt to Income Ratio
	700+	Per AUS Approval	Per AUS Approval
	640-699	< 41%	< 41%

	<ul style="list-style-type: none"> Lender's Underwriter may request an exception on manually underwritten loans with DTI ratios over 41%. Exceptions for ratios are limited to a 41% DTI credit scores between 640-699. After the complete submission has been reviewed, DCA may, in its discretion, grant an exception to the ratio requirements if no negative indicators of credit are present and there are compensating factors within the VA Lenders Handbook, Chapter 4, including but not limited to: <ul style="list-style-type: none"> The borrower has successfully demonstrated the ability to pay housing expenses greater or equal to the proposed monthly housing expenses for the new mortgage over the past 12-24 months; The borrower has substantial documented cash reserves of at least 3 months after closing demonstrating an ability to save; or The borrower receives documented compensation or income that is not reflected in effective income but directly affects his/her ability to pay the mortgage. Residual income that is equal to or greater than 120% of the VA requirement and reflected on the VA Loan Analysis (VA Form 26-393)
Maximum Loan Amount	<ul style="list-style-type: none"> Follow VA maximum loan amount requirements and Seller Guide maximum sales prices based on MSA/county.
Derogatory Credit	<ul style="list-style-type: none"> Follow applicable VA Lender Handbook requirements for waiting periods and collection/judgement requirements.
Other Income	<ul style="list-style-type: none"> Sections 304.5 through 304.8 provides information on how GA Dream expects the type of income to be calculated such as overtime, self-employed applicants, etc.
Co-Signers	<ul style="list-style-type: none"> Co-signers' credit and ratios must meet the requirements of the applicable Mortgage Insurer. <ul style="list-style-type: none"> Co-signers cannot take title to the property or live in the property securing the loan. Co-signers who live in the mortgaged property or who will take title to the property are considered co-Applicants. Co-signers must sign the Note, but may not sign the Security Deed or DCA forms. The co-signers' income is not included in Household Annual Income, but may be used as qualifying income. If a co-signer is used, the borrower must have income to qualify for one half of the housing payment with the maximum housing ratio not to exceed 50%.
Min. Contribution	<ul style="list-style-type: none"> Applicant must contribute a minimum of \$500 to the purchase transaction either prior to closing or prior to and funds brought to closing. To be counted payment must be in the form of a check, money order, or debit card. NO credit card.

Reserves	<ul style="list-style-type: none"> Follow VA Lenders Handbook requirements for reserves and funds to close.
Other Down Payment Assistance Sources	<ul style="list-style-type: none"> Allowed. <ul style="list-style-type: none"> Borrower must meet minimum contributions. Other down payment assistance source in the form of a lien must take a subordinate lien position to DCA's liens. Borrowers may not receive cash back on the closing disclosure. Total of all liens may not exceed the Notice of Value.
IPC	<ul style="list-style-type: none"> Follow VA Lenders Handbook requirements for interested party contributions.
Assets	<ul style="list-style-type: none"> Follow VA Lenders Handbook requirements. Georgia Dream Liquid Asset Limitations per Seller Guide 303.6 are waived.
Income/Employment	<ul style="list-style-type: none"> Follow VA Lenders Handbook requirements. Georgia Dream requirements also include: <ul style="list-style-type: none"> Most recent 3 years IRS tax transcripts for each applicant is required and the most recent W2 Most recent year signed and executed tax returns
Mortgage Insurance	<ul style="list-style-type: none"> Funding Fee per VA requirements.
Tax Transcripts	<ul style="list-style-type: none"> Most recent 3 years IRS tax transcripts for each applicant is required and the most recent W-2.
First-Time Homebuyer & Subsequent Homebuyers	<ul style="list-style-type: none"> Allowed. Both first time homebuyers and subsequent homebuyers are eligible. Follow VA Lenders Handbook for subsequent homebuyers and available entitlement/eligibility. Documentation: <ul style="list-style-type: none"> A signed SF 60-12 form (required by Georgia Dream) The most recent 3 consecutive years IRS transcripts The most recent signed complete personal tax returns Credit Report Fraud Report Signed letter of explanation addressing all prior addresses and no prior homeownership or a copy of the no-record results to the IRS request for the prior 3 years 1098 transcripts
Homebuyer Education	<ul style="list-style-type: none"> Homebuyer education is required by a HUD approved housing counseling agency. Complete the online course at www.ehomeamerica.org/dca. The online course cost \$50.00 using the DCA link.

<p>Property</p>	<ul style="list-style-type: none"> • Private Wells & Septic Systems require clear certification at closing. Refer to Selling Guide for details. • Termite reports are required in accordance with the requirements of the Mortgage Insurer. <ul style="list-style-type: none"> » If the sales contract states a termite inspection is required, the termite report must be included in the purchase package. • Single family (1 unit) detached, attached, agency approved condominium (lender to certify condo approval and provide documentation). • Ineligible Properties: <ul style="list-style-type: none"> » Manufactured Housing » 2-4 Unit Properties » Appraisal waivers are not permitted » Property may not be used to conduct a trade or business <ul style="list-style-type: none"> ▪ If business tax transcripts show same address as current residence, then property may not be eligible for GA Dream
<p>Program Seller Guide</p>	<p>www.dca.ga.gov/sites/default/files/seller_guide_2024-7-8_1.pdf</p>
<p>Hazard Insurance</p>	<ul style="list-style-type: none"> • Term of no less than one (1) year coverage as of the date of closing. • Coverage amount equal to at least the lesser of: <ul style="list-style-type: none"> » the outstanding principal loan balance at closing, or » the maximum insurable value per the appraised value less the land value per the URAR • Maximum deductible is 5% of the property insurance coverage amount. • HO-6 or an all-inclusive master hazard policy on all condominium loans.