

## Who Qualifies for a Georgia Dream Loan?

Borrowers who:

1. Apply for a mortgage loan with a **Georgia Dream Participating Lender** and meet the qualifications for a FHA, VA, USDA/RD or conventional uninsured loan.
2. Meet the income, asset and purchase price limits of the Georgia Dream program.
3. Are First Time Home Buyers, haven't owned a home in 3 years, or purchase in a Targeted Area.

In addition:

If the borrower's low-middle credit score is 700 or more the Housing expense ratio and Debt-to-Income ratio are determined by the lender's automated underwriting system.

If the borrower's low-middle credit score is at least 660 but no more than 699 the Housing Expense ratio can be no more than 35% and the Debt-to-Income ratio can be no more than 43%.

If the borrower's low-middle credit score is at least 640 but no more than 659 the Housing Expense ratio can be no more than 28% and the Debt-to-Income ratio can be no more than 36%.