



# HomeSafe Georgia

Apply on-line at [www.HomeSafeGeorgia.com](http://www.HomeSafeGeorgia.com)

Please check out our website [www.HomeSafeGeorgia.com](http://www.HomeSafeGeorgia.com) for more information:

- HomeSafe Georgia Program Information: Types of Assistance available
- Eligibility Requirements and Applicant Checklist
- List of Lenders Participating in Program
- Frequently Asked Questions
- **Apply for a HomeSafe Georgia loan**

No cost to apply and no closing costs!



 Customer Service **1-877-519-4443**

Email: [hfh@dca.ga.gov](mailto:hfh@dca.ga.gov)

**To apply, the Georgia applicant must be...**

- ✓ Currently unemployed, or
- ✓ Currently substantially underemployed, or
- ✓ Currently able to make their mortgage payment, but got behind while they were unemployed or underemployed.

**Applicant requirements...**

- ✓ Must be the owner of the property;
- ✓ Must be a legal resident;
- ✓ Unemployment or underemployment must have resulted from an involuntary separation through no fault of their own (self-employed will be required to document loss of income);
- ✓ Must have been current on mortgage payments prior to the period of unemployment or underemployment;
- ✓ Monthly mortgage payment(s) must be greater than 31% (including escrow payments) of current monthly household income;
- ✓ Cannot have an IRS or Georgia tax lien;
- ✓ Cannot have an active bankruptcy;
- ✓ Cannot have liquid assets exceeding \$5,000; and
- ✓ Cannot have been convicted of a mortgage-related felony in the last 10 years.

**Georgia property requirements...**

- ✓ Must be owned by the applicant;
- ✓ Must be the primary residence of applicant;
- ✓ Must be a single-family home; condominium; townhome; or a two, three, or four family dwelling unit;
- ✓ Must be classified as real estate and affixed on permanent foundation if manufactured or mobile home;
- ✓ The sum of all mortgage debt must not be more than 125% of the value of the property; and
- ✓ The total unpaid principal balance including all mortgages and lines of credit must be less than or equal to \$417,000.

**Additional Requirements:**

- ✓ Lender/Servicer must agree to participate in program (on all mortgage loans on property);
- ✓ Applicant may be required to pay an affordable payment while receiving the assistance.

**Applicant and property must meet all requirements; additional underwriting criteria may apply.**