



# PEACH SELECT VETERANS ASSISTANCE LOAN PROGRAM

## FINANCIAL CRITERIA

- Have a household income up to the maximum
- Have liquid assets of no more than \$20,000 or 20% of the sales price (whichever is greater)
- Meet mortgage loan credit requirements

## PEACH SELECT VETERANS ASSISTANCE LOAN

Aims to increase assistance Georgia Dream provides to veterans by offering more favorable terms and conditions including:

- Low interest rates
- \$500 minimum investment from homebuyers
- 100% Loan-to-Value (LTV) ratio
- 640 minimum credit score- Debt-to-income determined by Automated Underwriting System (AUS)
- Down payment assistance (DPA) is not offered, however the Peach Select Veterans Assistance Loan Program can be combined with other DPA programs that are not connected to the Georgia Dream Homeownership Program.

## PROGRAM OVERVIEW

The Peach Select Veterans Assistance Loan Program, tailored specifically for veterans, offers a low interest rate with NO down payment assistance (DPA) provided. This program is an extension of the Georgia Dream initiative, aimed at making homeownership more accessible for all Georgians. Loans are available to first-time homebuyers or homebuyers who have not owned a home in the past three years, or those who purchase a home in certain areas who also meet a set of financial criteria. Potential homebuyers apply with participating lenders for Georgia Dream loans. The loans are secured or guaranteed by VA loans. Once the lender has completed the process and gives credit approval, the information is forwarded to DCA for compliance review and funding approval. Rates are available from participating lenders. Borrowers must attend and complete either a homebuyer education workshop, individual housing counseling sessions, or an online homebuyer education course through E-Home America.