



GEORGIA MORTGAGE ASSISTANCE PROGRAM

AVAILABLE STATEWIDE

ABOUT THE PROGRAM

Georgia received Homeowner Assistance Funds (HAF) from the U.S. Treasury through the American Rescue Plan Act of 2021. The funds serve to provide relief to homeowners who suffered financial hardships due to the coronavirus pandemic. The Georgia Department of Community Affairs administers the funds through the Georgia Mortgage Assistance program. Assistance comes in the form of a Grant, up to **\$50,000** for eligible homeowners.



TYPES OF ASSISTANCE

- **Mortgage Reinstatement:** a one-time payment to the lender to catch up or reduce delinquent payments or payments currently in forbearance. The applicant must owe three or more mortgage payments to be considered for assistance.
- **Principal Curtailment:** a one-time payment to the lender to reduce the total mortgage loan balance for the following:
 - Permanent Loss of Income
 - Loan Modifications, Deferrals, and Partial Claims
 - Down Payment Assistance Payoff
- **Housing Related Expenses:**
 - Delinquent Association Fees
 - Delinquent Non-Escrowed Property Taxes
 - Due or Delinquent Non-Escrowed Property Insurance
 - Delinquent Water, Gas, and Electric Utility Bills
(only in conjunction with mortgage assistance)



BASIC ELIGIBILITY REQUIREMENTS

- ✓ The homeowner, the borrower, or the homeowner's spouse (living with the homeowner) had a hardship caused by the pandemic after January 21, 2020.
- ✓ The pandemic hardship resulted in a significant loss of income or a significant increase in expenses.
- ✓ All applicants (homeowner, borrower, spouse residing in home) meet Georgia legal residency requirements.
- ✓ The home being considered for assistance must be in Georgia and the homeowner's primary residence.
- ✓ The mortgage loan (if there is a loan) met conforming limits at the time of origination.
- ✓ Applicants' total household income meets Area Median Income (AMI) limits at the time of the hardship or at the time of the application: 150% AMI or less if socially disadvantaged, 100% AMI or less for all other applicants.

(Additional Criteria May Apply)



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SCAN FOR MORE INFORMATION



GeorgiaMortgageAssistance.ga.gov