

Assistance is
available
Statewide

Georgia Mortgage Assistance



www.GeorgiaMortgageAssistance.ga.gov

The State of Georgia received \$354 million from U.S. Treasury's Homeowner Assistance Fund, established by the American Rescue Plan Act of 2021, to provide relief to homeowners who suffered a financial hardship due to the coronavirus pandemic. Georgia's program is administered by the Georgia Department of Community Affairs.

Programs Offered

- **Mortgage Reinstatement*** to catch up or reduce delinquent payments or payments currently in forbearance. Must owe for three or more mortgage payments to be considered for assistance.
- **Principal Curtailment** to reduce the loan balance of the mortgage if the homeowner suffered a permanent loss of income due to the pandemic.
- **Housing Expenses***.
 - Delinquent Association Fees
 - Delinquent Non- Escrowed Property Taxes
 - Due or Delinquent Non-Escrowed Property Insurance
 - Delinquent Water, Gas, Electric Utility Bills (in conjunction with mortgage assistance.)

**Payments owed prior to July 1, 2019 or amounts over \$50,000 cannot be considered for assistance. The homeowner is required to work with a HUD Counselor to coordinate with the mortgage lender for payments owed outside of assistance. HAF program assistance may be combined with loss mitigation options.*

Basic Eligibility Requirements

- ✓ The homeowner, or the borrower, or the spouse of the homeowner (living in the home 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 Georgia home is the 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 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 all other applicants.
- ✓ Additional underwriting criteria apply.

Assistance is in the form of a Grant, up to \$50,000, for eligible homeowners.

To learn more and apply online, go to www.GeorgiaMortgageAssistance.ga.gov

Questions? Email haf@dca.ga.gov or call 877.519.4443

Georgia[®] Department of
Community Affairs

