

HOP Participating Lenders:

Academy Mortgage	Home Star Financial Services
America's Choice Home Loans	Loan South
Bank of America	Real Estate Mortgage Network
Community Capital Bank	Semper Home Loans
Element Funding	Silverton Mortgage
Embrace Home Loans	Southeast Mortgage of Georgia
First Community Mortgage, Inc.	South Point Financial Services
Home Trust Mortgage	Wells Fargo Home Mortgage

You may also contact Kim Benjamin at (404) 612-8077
Or send an email to kim.benjamin@fultoncountyga.gov
for more information.



www.fultoncountyga.gov

REVISED 3/2014



2014 HOME OWNERSHIP PROGRAM (HOP)

*Up to \$10,000 in down payment
and Closing Costs*



Fulton County Home Ownership Program (HOP)

Funded primarily by the U.S. Department of Housing and Urban Development (HUD), the goal of HOP is to enhance homeownership opportunities for low to moderate income families. Fulton County has provided homebuyer assistance to hundreds of families throughout unincorporated Fulton County.

HOP:

- Provides up to \$10,000 in down payment and closing cost assistance in accordance with your 1st mortgage lender requirements.
- Has an affordability period of five (5) years. No form of re-payment is required if the home remains the primary residence of the homebuyer throughout the affordability period.
- Forgives twenty percent (20%) of the loan amount annually, provided that the home buyer remains compliant with HOP guidelines.



HOP Eligibility Requirements:

1. Purchaser must select and work through a HOP Participating Lender (see lender list) for completion of all current HOP application documents. For each HOP applicant, there is a \$35.00 non-refundable check or money order requirement made payable to Fulton County.
2. Purchaser must be a first time homebuyer; or not a home purchaser within the past three (3) years.
3. Property must be located in Fulton County but not in the city limits of Atlanta, Sandy Springs, Johns Creek, and or the City of Roswell; and the maximum home sale purchase price cannot exceed \$124,000 for existing homes and \$196,000 for new construction.
4. Annual gross household income requirements must not exceed the limits established by the U.S. Department of Housing and Urban Development (HUD) for the metro Atlanta area. Income limits are adjusted annually. Household income is the combined income of all members of the household, including minors.
5. Property must meet Fulton County Housing Quality Standards (HQS) requirements.

Household Size	Income Limits (80% of Area Median)
1 person	\$36,050
2 persons	\$41,200
3 persons	\$46,350
4 persons	\$51,500
5 persons	\$55,560
6 persons	\$59,750
7 persons	\$63,900
8 persons	\$68,000

6. Purchaser must present certificate for participation in an 8 hour pre-purchase workshop facilitated by a HUD approved housing counseling agency. Visit www.hud.gov for a listing.
7. Post-Purchase counseling and participation may be required for HOP applicants as determined by file review and applicant risk-assessment.