

## GEORGIA MORTGAGE ASSISTANCE

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](http://WWW.GEORGIAMORTGAGEASSISTANCE.GA.GOV)**

### Questions?

Email [haf@dca.ga.gov](mailto:haf@dca.ga.gov)  
or call 877.519.4443

 Georgia<sup>®</sup> Department of  
**Community Affairs**

