



### Program Overview

The **Fulton County Homeownership Program (HOP)** provides affordable mortgage financing for eligible first-time homebuyers. Fulton County HOP offers down payment assistance to individuals that may qualify.

The loan is **deferred, no-monthly-payment loan with zero percent (0%) interest**. This second mortgage loan may be used to cover down payment, closing costs, and/or interest rate buydown costs needed to support the financing of the required first mortgage—**up to \$22,500**, based on need.

**HOP** provides **up to 7.5% of the sales price**, not to exceed **\$22,500**, in down payment, closing cost, and interest rate buydown assistance, in accordance with your first mortgage HOP lender's requirements.

- No repayment is required if the home remains the primary residence of the homebuyer during the six- or eleven-year affordability period.
- **20%** of the loan is forgiven annually starting on the second anniversary of the loan closing, provided the homebuyer remains compliant with HOP Policy guidelines.

### You May Qualify if...

- You are a qualified first-time homebuyer (Have not owned a home in the past three years).
- Your household income does not exceed the limits as shown in chart.
- You are approved for a 1st mortgage with a HOP Participating Lender.
- All applicant buyers must receive housing counseling before receiving HOP Program Funding [[Code of Federal Regulations 24 CFR §92.254\(a\) \(3\)](#)] and in accordance to the HOP policy guideline.
- Home purchase price does not exceed \$347,000 for existing and \$367,000 for new construction homes.
- Go to the HUD website for the most recent Income Limits [FY 2025 Income Limits Documentation System -- Summary for Fulton County, Georgia](#)

