



Welcome Home Program

Developing Neighborhoods, One Family at a Time

Thank you for your interest in Welcome Home!

Unlike typical Down Payment Assistance (DPA) programs, our assistance cannot be paired with just any home, but only those that have been listed for sale by GHC. The prospective buyer who would like to use this program is not able to choose their own home independently.

Below are the steps you should take if you are interested in participating in the program:

1. **Review this informational packet in its entirety**, as program guidelines and lender information are included.
2. **Obtain a pre-approval** from a participating program lender. *This is not a requirement, and you may use an outside lender if you have already been pre-approved.*
3. **Find a qualified real estate agent**
4. **Visit our website** to review eligibility information, and to see if any properties are available: <https://gwinnetthousing.wpcomstaging.com/welcome-home-program/>
5. **Contact the listing agent** for that property for further instructions and to submit a complete application and offer package*

Other Available Programs:

There are other down payment assistance resources available to qualified first time home buyers in the county.

Please see below or ask your real estate agent for more information:

- **Gwinnett County Homestretch** is a countywide down payment assistance program that offers funds for income eligible first time home buyers and can be paired with a home of your choice.
- **The Georgia DREAM Program** is another source of down payment funds and is provided by the Georgia Department of Community Affairs.



**Resources for this program are limited, and all offers are reviewed for completeness and eligibility; completed offers are accepted in the order in which they are received.*

About the GHC

The Gwinnett Housing Corporation (GHC) is a 501(c)(3) nonprofit organization established for the purposes of developing, rehabilitating, and operating quality affordable residential housing. The mission of the GHC is to create and preserve sustainable housing opportunities for low and moderate income families in Gwinnett County.

About the Program

The Welcome Home Program is a homeownership program that offers fully rehabilitated and newly constructed affordable homes to eligible low- to moderate-income home buyers. The program provides assistance in the form of a 0% interest down payment loan to qualified first-time home buyers, who purchase affordable homes in Gwinnett County. The amount of assistance is dependent on household income and ranges between \$14,975 and \$22,500. This program is funded by the HUD HOME Investment Partnership Program (HOME).

Who is Eligible?

Applicants must:

1. be first time home buyers
(have not owned a home in the past 3 years)
2. meet income eligibility guidelines (see table at right)
3. pre-qualify for an FDIC insured fixed-rate mortgage
4. be able to show at least *one (1)* credit bureau reporting a score of **640 or higher**
5. be able to complete an 8-hour pre-purchase HUD approved home buyer workshop
6. be able to contribute 1% of the home's sale price, or \$1,000 (whichever is greater), towards the purchase of the home



Currently, only properties owned by the GHC are available for this program.

Please visit <https://gwinnetthousing.org/welcome-home-program/> for a list of available homes, or email denise@lhainfo.com for additional information.

FY 2021 HOME Program Income Limits

Household Size	Income Limit	Household Size	Income Limit
1	\$48,300	5	\$74,500
2	\$55,200	6	\$80,000
3	\$62,100	7	\$85,500
4	\$68,950	8	\$91,050