

Georgia Dream Peach Advantage Program



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The Dream of Homeownership

A collaboration between Lakeview and the Georgia Department of Community Affairs (DCA) that uses the **Georgia Dream Peach Advantage Program** to help Georgians turn their homeownership dream into reality.



GA Dream Peach Advantage Program

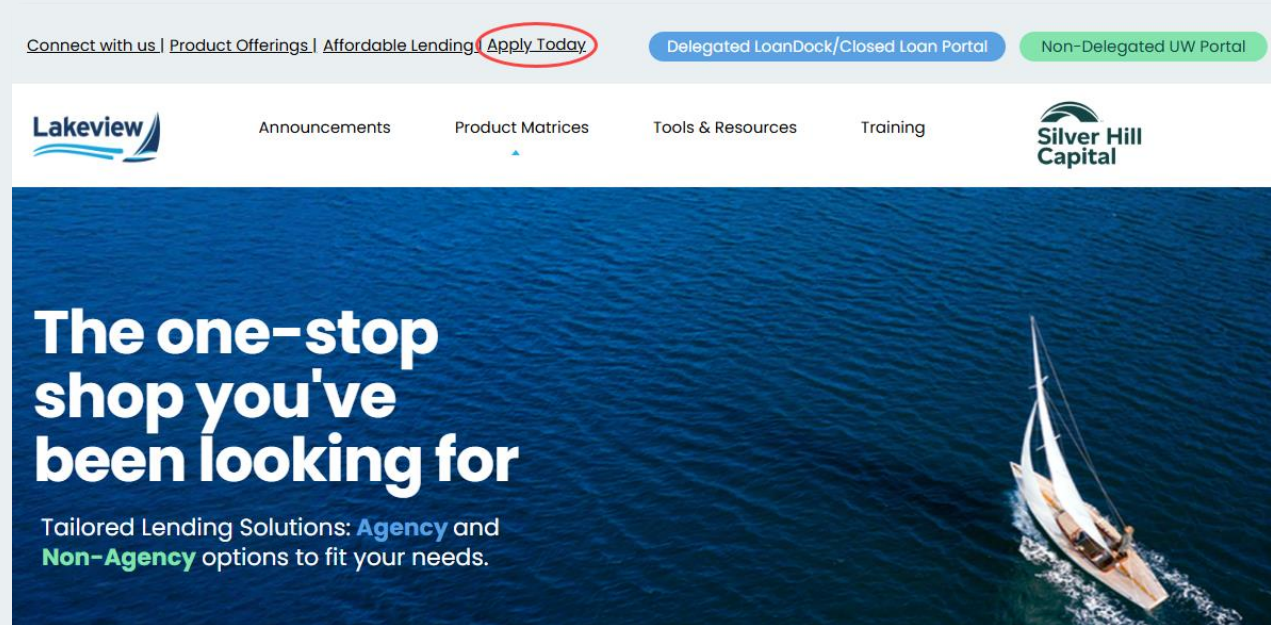
- The **Georgia Dream Peach Advantage Program** is a program between Lakeview and Georgia DCA **designed to assist both first-time and “move-up” borrowers with the goal of making owning a home affordable** in Georgia.
- Qualifies as a provider of down payment assistance under Fannie Mae and Freddie Mac guidelines.



Lender Approval

Lenders must be approved by both GA DCA and Lakeview to originate GA Dream Peach Advantage loans.

- To start the approval process at GA DCA, send an email to: housing@dca.ga.gov.
- Lenders must also:
 - Sign the Peach Advantage Seller Agreement
 - Attend Peach Advantage training
- To start the approval process at Lakeview, click the **Apply Today** link at lakeviewcorrespondent.com



Georgia Dream New Lender Onboarding

The lender receives an email with the Georgia Dream Approval letter, confirming eligibility and next steps.

A welcome letter is sent to the lender's contact, outlining training dates and details.

The lender gets a confirmation email with the training schedule and preparations.

After training, the DCA lender's portal administrator receives instructions to set up passwords for GA DCA portal access.

Once onboarding is complete, the lender can start originating Georgia Dream Loans.



Program Highlights

- Purchase transactions only
- Owner-occupied properties, including:
 - 1 Unit Primary Residences
 - Townhomes, PUDs, Condominiums
 - Manufactured Homes
- Available with and without Down Payment Assistance (DPA).
- Homebuyer Education is required for at least one borrower, regardless of first-time homebuyer status and must be completed prior to closing
 - eHomeAmerica is acceptable per GA guidelines.

Please refer to the product matrix for complete program guidelines.
(www.LakeviewCorrespondent.com | Product Matrices)



First Mortgage Loans

- **Fannie Mae's HFA Preferred** and **Freddie Mac HFA Advantage** loans only.
 - 30-year fixed Conventional
- **LTV/CLTV:** Up to a maximum **97%/105%**
 - LTV/CLTV per the Fannie Mae Selling Guide or Freddie Mac Seller Guide for manufactured homes.
- All Borrowers must have a **FICO score** of no less than **640**.
 - **660** required for manufactured homes.
- **Maximum DTI** is **45%** for all property types.
 - For Borrowers with a **FICO score** of **700 or greater**, **DTI** is per DU/LPA Approve/Eligible findings, even when above 45%.
- **Delegated Underwriting:** Approve/Eligible from DU or Accept/Eligible from LPA
 - Manual underwriting and/or non-traditional credit are not permitted.
- **Employment and Income documentation** *always follow DU/LPA findings*, with **one exception**:
 - **Tax transcripts** are required when utilizing 1040 income, working for family, or using WVOE as a stand-alone income verification.

*Please refer to the product matrix for complete program guidelines.
(www.LakeviewCorrespondent.com | Product Matrices)*



Income Limits

- The Georgia Dream Peach Advantage Program offers income limits up to **150%** Area Median Income (AMI).
- To find AMI information, use [Fannie Mae's income lookup tool](#) or [Freddie Mac's income lookup tool](#) as applicable.
 - For full details on **maximum income limits**, please visit [Georgia Dream Lenders: Documents and Downloads](#).
- **All verified qualifying income must be applied against the applicable program income limit.**
 - Limits are applied to the borrower's income only.
 - Household income does not apply.



First Mortgage Loans

- Lower Charter or Custom Mortgage Insurance coverage is available for loans with **AMI \leq 80%**.

LTV	Coverage
95.01%-97%	18%
90.01-95%	16%
85.01-90%	12%
80.01-85%	6%

- See the product matrix for more information.

In case of conflicting guidelines, lenders must follow the more restrictive guidelines of the GA Dream Peach Advantage Program, Fannie Mae or Freddie Mac, the Mortgage Insurer, Lender, or Lakeview.



Second Mortgage Program

- Open to first-time and repeat homebuyers.
- DPA loan amount is available at **2%, 3%, 4%, or 5%** of the **first mortgage base loan amount** (not the purchase price).
 - Do not include any financed MI in the loan amount when calculating the DPA loan amount.
 - For borrowers who do not need down payment assistance, the program also offers a **NO DPA (0%)** option.
- The second lien is **non-forgivable**, carries a **0% interest rate**
- The DPA loan can only be used for **Down Payment** and **Closing Costs**.
- The DPA must be in the second lien position.



DPA Payment

- There is no monthly DPA payment, but it requires **full repayment** upon:
 - **Maturation**
 - **Early payoff of the first**
 - **Sale or transfer of the property**
 - **Refinance**
 - **Non-owner occupancy**
- Borrowers may choose to make payments toward the DPA throughout the loan, but it is not required.

Refer to the [Georgia Dream Peach Advantage Program guidelines](#) for all second mortgage requirements.



Second Mortgage in DU and LPA

Second Loan Representation in DU and LPA

- Within DU, second loans are entered as a liability and in the **Community Lending** section.
 - Remember to fill out the correct repayment type for the **Community Second** as well.
- Within LPA, the second loan information is entered in **Other New Mortgage Loans on the Property You are Buying or Refinancing** section.
 - Answer **Yes** to the question: **Is the Other New Mortgage an Affordable Second?**
 - Answer **Yes** to the question: **Is the Affordable Second Payment Deferred?**



Additional Information

- MERS
 - MERS the 1st lien to Lakeview.
 - No MERS is needed on the 2nd DPA since GHFA name is embedded in the 2nd Note and Security Deed.
- Max Origination Fee is **2%**.
- Additional Lakeview Fees:
 - Funding Fee: **\$400**
 - Tax Service Fee: **\$85**
- Second mortgage documents can be found on the GA DCA website at [Georgia Dream Lenders: Documents and Downloads](#).



The Process

Lender takes
the loan
application

Lender reserves
the loan with
GA DCA

Use GA DCA's Lender Online portal.

Lender
underwrites the
loan

Lender is 100% delegated to underwrite, close, and
fund the 1st and 2nd loans.

Lender closes
and funds the
loan

In accordance with all Agency, Investor, Lakeview, and
GA DCA guidelines.

Lender delivers
the loan to
Lakeview for
purchase

For more information refer to the Training
section on the [Lakeview Correspondent](#)
website.

Lenders must close, fund, and deliver loans to Lakeview before the lock expiration date (60 days).



The Portals

GA DCA Lender Portal

Use this portal to:

- Reserve/Register loans
- Lock loans

The screenshot shows the 'Georgia Dream Homeownership Program' Lender Online interface. At the top, it says 'Georgia Department of COMMUNITY AFFAIRS' and 'Lender Online For All Your Clients' Needs'. Below this is a navigation bar with tabs: NEW RESERVATION, AVAILABLE FUNDS, LOAN STATUS, REPORTS, USER ACCOUNTS, and ADMINISTRATION. The user is logged in as 'Lender: DCA MORTGAGE, INC.'. The main section is titled 'New Reservation' and 'Select a Mortgage Program (required)'. Under 'Single Family Series', there are three expandable sections: 'Series: 980_PIPELINE-FIRST MORTGAGE', 'Series: 981_PIPELINE PEACH PLUS FIRST', and 'Series: 982_PIPELINE PEACH ADV FIRST'. The third section is expanded, showing a list of mortgage programs with their respective interest rates and terms. A sidebar on the left contains a photo of a family and text explaining the reservation process.

Georgia Department of COMMUNITY AFFAIRS
Lender Online
For All Your Clients' Needs

Georgia Dream Homeownership Program
60 Executive Park South, Atlanta, Georgia 30329

NEW RESERVATION AVAILABLE FUNDS LOAN STATUS REPORTS USER ACCOUNTS ADMINISTRATION

Lender: DCA MORTGAGE, INC.

New Reservation

Select a Mortgage Program (required)

Single Family Series

Series: 980_PIPELINE-FIRST MORTGAGE

Series: 981_PIPELINE PEACH PLUS FIRST

Series: 982_PIPELINE PEACH ADV FIRST

- PEACH ADV CONV 1ST MTG <=80 AMI no DPA [6.3750%]
- PEACH ADV CONV 1ST MTG > 80 AMI no DPA [6.5000%]
- PEACH ADV CONV 1ST MTG <=80 AMI W/ 2% 2ND [6.8750%]
- PEACH ADV CONV 1ST MTG >80 AMI W/ 2% 2ND [7.0000%]
- PEACH ADV CONV 1ST MTG <=80 AMI W/ 3% 2ND [7.1250%]
- PEACH ADV CONV 1ST MTG >80 AMI W/ 3% 2ND [7.1250%]
- PEACH ADV CONV 1ST MTG <=80 AMI W/ 4% 2ND [7.2500%]
- PEACH ADV CONV 1ST MTG >80 AMI W/ 4% 2ND [7.3750%]
- PEACH ADV CONV 1ST MTG <=80 AMI W/ 5% 2ND [7.5000%]
- PEACH ADV CONV 1ST MTG >80 AMI W/ 5% 2ND [7.6250%]

By entering this section, you are starting the process of applying for a loan with our agency. A list of mortgage programs is shown to the right of this column.

Please select the mortgage program that you would like to reserve under and proceed to the next step.

Lakeview Loan Dock Portal

Use this portal to:

- Deliver closed loans
- Upload the Credit Package
- Upload the Closing Package

The screenshot shows the 'LoanDock' portal interface. At the top, it says 'LoanDock'. Below this is a navigation bar with tabs: Turn Times, Registration/Lock/Pricing, Current Rate Sheet, Closed Loan, TPR Post Purchase, Resources, tsalac, Admin, User Profile, and Logout. A blue banner at the top right says 'We just added two factor authentication! Want to use text? Go to your user profile to set up your number.' The main section is titled 'Daily Turn Times' and contains a table of turn times for various loan types. Below the table, there is a note about turn times being approximate and updated daily, and a table of turn times for various loan types. The bottom of the page has a blue bar with the Lakeview logo.

LoanDock

Turn Times
Registration/Lock/Pricing
Current Rate Sheet
Closed Loan
TPR Post Purchase
Resources
tsalac
Admin
User Profile
Logout

We just added two factor authentication!
Want to use text? Go to your user profile to set up your number.

Daily Turn Times

All Turn Times are Approximate and Updated Daily

	Initial Review:	Condition Clearing:	Collateral Review:
LV Conv/Gov't/HFA/Natl	3 Days	2 Days	3 Days
Silver Hill Capital Non-Agency/Jumbo	5-6 Days	3 Days	3 Days
Non-Agency Pre-Close SLV	1-3 Days	N/A	N/A
Silver Hill Capital Conforming/AIP	3-4 Days	2 Days	3 Days

(In Average Business Days)

TURN TIMES ARE BASED ON RECEIPT OF LOAN IMAGES AND ULDD (.XML) DATA FILE (WHEN APPLICABLE)

Initial review: Number of business days from file receipt date to completion of the credit and compliance review
Condition Review: Number of business days from trailing document receipt date to the completion of the condition review
Collateral Review: Number of business days from collateral receipt date to the completion of the custodian's collateral review
Non-Agency Pre-Close SLV: Number of business days from receipt of pre-close SLV request to final decision



2nd Mortgage Closing and Security Instruments

Loan Closing Requirements – Loans must close in the name of the [Georgia Housing and Finance Agency](#).

Required Documents

- Georgia Dream Peach Advantage Second Mortgage Loan Promissory Note (SF-83)
- Georgia Dream Peach Advantage Second Mortgage Loan Security Deed (SF-85)

Loan Amount Adjustments – Lender must reduce the 1st mortgage loan amount by any amount exceeding credit for POC items and principal reduction before closing.

Closing Costs

- Lenders are responsible for providing the Loan Estimate and Closing Disclosure.
- The only **allowable closing costs** for the DPA second mortgage are those required for recording the mortgage.

Regulatory Compliance

- 1st and 2nd DPA loans must comply with RESPA (Real Estate Settlement Procedures Act).
- Interest Credit: Short payments are allowed through the 10th calendar day of the month.
- Loans must close in accordance with the TILA-RESPA Integrated Disclosure rule, adhering to the requirements of Regulation Z and Regulation X.

For more information, please refer to the [Lakeview Quick Reference Guide](#).



On-Line Resources

- For more information about the **First Mortgage or the delivery process** refer to the [Lakeview Correspondent](#) website.
- For more information about the Georgia Dream Peach Advantage **Second Mortgage** options, refer to the [Georgia Dream: Lenders](#) webpage.

- The product matrix is available in AllRegs under **Lakeview Affordable Lending Product Matrices**.

The screenshot displays the 'Correspondent Lending Library' website for Lakeview Silver Hill Capital. The header includes the company logo and a search bar with the text 'Search by keyword or Guideline section or mortgage type'. Below the search bar, there are navigation links: 'TABLE OF CONTENTS', 'EMAIL SUBSCRIPTIONS', and 'CONTACT US'. The main content area is divided into two columns. The left column, under the 'ALL' tab, lists various product matrices with their respective dates. The right column contains a welcome message and a section for 'Company Announcements'. The 'GA HFA Peach Advantage Conventional (07/01/25)' link in the left column is circled in red.

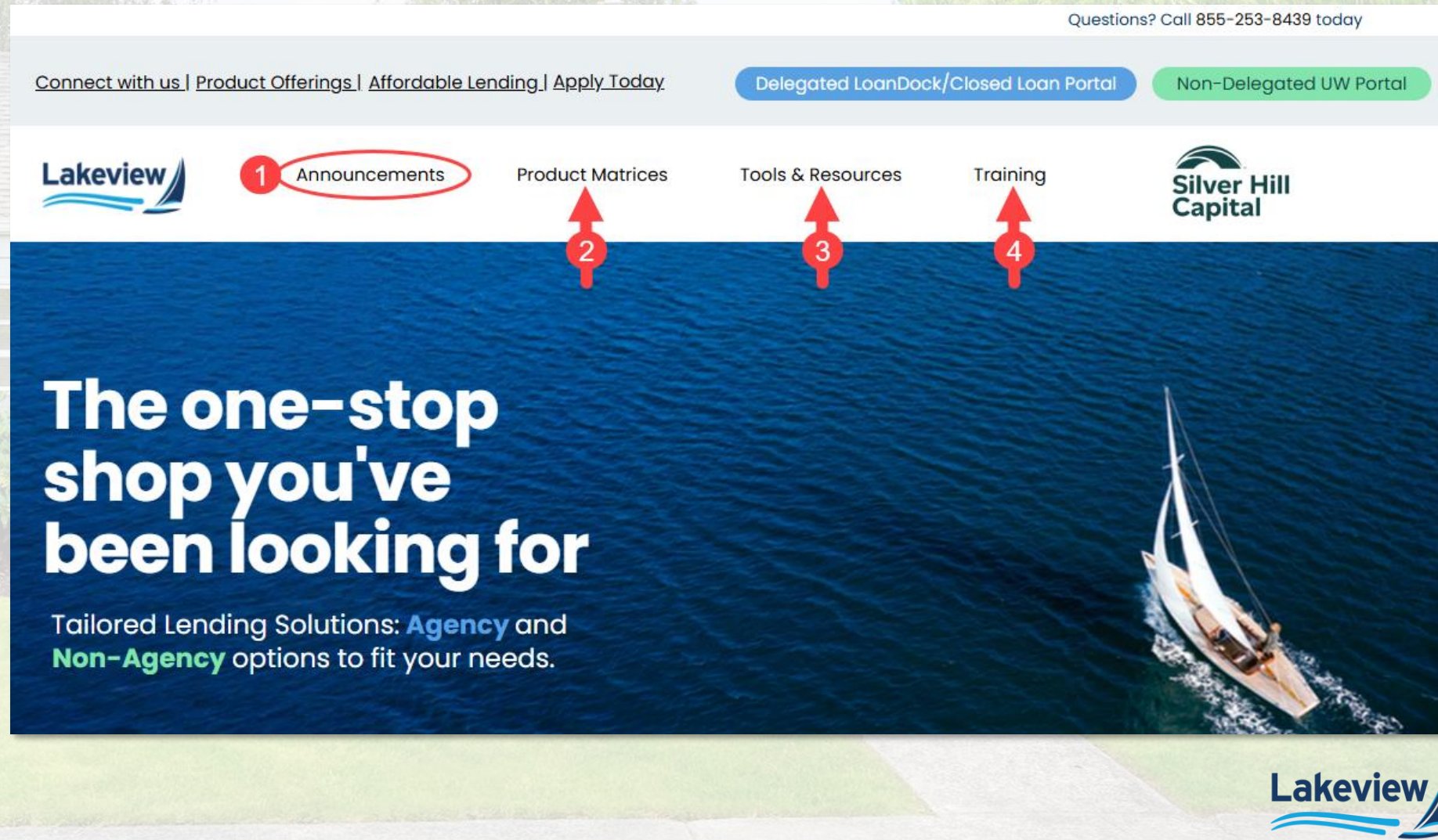
Product Matrix	Date
CalHFA Conventional Loan Program	(06/18/25)
CalHFA Government Program	(05/23/25)
DC HFA Conventional	(06/18/25)
DC HFA Government	(07/09/25)
DSHA Conventional Program	(06/18/25)
DSHA Government Program	(05/23/25)
FL Housing Conventional Program	(06/18/25)
FL Housing Government Program	(05/23/25)
GA HFA Peach Advantage Conventional	(07/01/25)



Lakeview Correspondent Website

Here you will find:

1. Announcements
2. Product Matrices
3. Tools & Resources: Reference Guides, Forms, Calculators, Delivery Checklists, and Turn Times.
4. Training: a live Training Calendar, Product training, and Portal/System training.



Locate Pricing

- GA Lender Portal
(left navigation pane)

Rate effective 7/10/25 @ 5:00 PM until
Further Notice

**Georgia Dream First Mortgage with or
without Down Payment Assistance**
Rate: 6.00 % at par

**Georgia Dream Peach Select Veterans
Assistance Loan Program**
Rate: 5.00 % at par

**Georgia Dream Peach Plus With Or
Without Down Payment Assistance**
Rate: 6.625 % at par

Georgia Dream Peach Advantage
Click [here](#) for current pricing

- GA DCA Website
(Affordable Housing |
Homeownership | Georgia Dream
Mortgage Products | Lenders |
Current Interest Rates)

Affordable Housing

Homeownership

Georgia Dream Mortgage Products

Georgia Dream

Peach Advantage

Peach Plus

Peach Select VA

Homebuyers

Lenders

Current Interest Rates

Lender FAQs

Participating Lender List & Top
Producing Loan Officers

Real Estate Professionals

Georgia Mortgage Assistance Program

Current Interest Rates

*Interest Rates Effective July 10, 2025 @ 5:00 PM

Georgia Dream First Mortgage

This is with or without Down Payment Assistance FHA / VA / RD / Conventional

- 6.000%*
- 30 Year Fixed Rate

Georgia Dream Peach Select VA Loan Program

This is with No Down Payment Assistance:

- 5.000%*
- 30 Year Fixed Rate

Georgia Dream Peach Plus Loan Program

This is with or without Down Payment Assistance FHA / VA:


- 6.625%*
- 30 Year Fixed Rate

Georgia Dream Peach Advantage Loan Program

This is with or without Down Payment Assistance Conventional:

- [View Daily Rate Sheet](#)
- 30 Year Fixed Rate

- Example Pricing Sheet


**GEORGIA DEPARTMENT
of COMMUNITY AFFAIRS**

Effective Date: 7/11/2025

Peach Advantage - No DPA		Minimum FICO	Interest Rate	
Conventional (Non-Bond)HFA Advantage & HFA Preferred Above 80% AMI		640+	6.625%	
Conventional (Non-Bond)HFA Advantage & HFA Preferred Below 80% AMI*		640+	6.500%	
Peach Advantage - 30-Year Deferred 2nd Lien				
Assistance Type	2% DPA	3% DPA	4% DPA	5% DPA
Conventional (Non-Bond) HFA Advantage & HFA Preferred Above 80% AMI	7.000%	7.125%	7.375%	7.625%
Conventional (Non-Bond) HFA Advantage & HFA Preferred Below 80% AMI*	6.875%	7.000%	7.250%	7.500%

*Service Release Premiums for all first liens is 101.125%

*To be eligible for the Below 80% AMI conventional loan, borrower must be at or below 80% of the Area Median Income (AMI) for the applicable GA county

Lakeview

Questions?

Topic	Who to contact
General Product or Process	Contact your internal product development/implementation or training team.
Disclosures, Forms, or Conditions on Closed Loans	Contact your Lakeview Client Manager
Pricing	Pricing and guidelines are available in most product and pricing engines. Contact your internal lock desk on how to access pricing. For all lock changes, extensions, or cancellations, follow the GA DCA procedure.
Loan-level Issues	Consult your Lakeview Business Development Director, Client Manager, or the Lakeview Underwriting Scenario Desk at 855-253-8439, Option 2 or underwritingquestions@lakeview.com
Delivering Closed Loans	Contact Lakeview Client Services at 1-855-253-8439, option 3 or at clientservices@lakeview.com



Thank you!

