



**WE DeKalb**  
Workforce Enhancement

## Considering purchasing a home in DeKalb County? Need help with down payment or closing costs?

WE DeKalb is a housing incentive for buyers who:

- Wish to live in DeKalb County (part of downtown Atlanta is within county)
- Earn too much for housing subsidies, but may need help with money down

**Review the frequently asked questions below to see if you qualify!**

### About You

**Do I have to be a first-time homebuyer or take a homebuyer course to be eligible?**

No, you do not if you go with the VA or FHA loan.

**What do I do if my credit score is not at least 640 (Conventional loan) or 660 (FHA and VA loans)?**

We recommend credit counseling to help boost it.

**What are the income limits per household?**

\$81,900 for 2 members or less, \$95,600 for 3 or more.

**The income limit applies to the gross or net?**

Gross income of the credit qualifying borrower.

**Does the income limit apply to a combined household, and are there asset limits?**

No, it does not and no there are none.

### About Your Property

**If I use this incentive now and buy another home in a few years, can I use the incentive again?**

Yes, if grant funds are still available.

**If I have other properties, do I still qualify?**

Borrowers can still own other properties if they use a FHA or VA loan; however, Freddie Mac requires that the borrower not have any ownership interest in any other residential property as of the note date.

**How long must I reside in the home?**

There is no set time limit.

**May I use this grant to purchase rental property?**

No, the property must be your primary residence.

### About Your Loan\*

**Is there much paperwork?**

No.

**Can I process the loan online?**

Depending on your lender they may allow for this.

**If a lender has preapproved me, will WE DeKalb accept that?**

Only approved participating lenders can offer this program. For lenders list please visit [decidedekalb.com/wedekalb](http://decidedekalb.com/wedekalb)

**May I refinance my home?**

Yes!

**May I refinance my home for a 15-year mortgage?** No.

**If the home's price exceeds the incentive's limit, am I eligible?**

No, down payment assistance only allows for these maximum mortgage limits:  
FHA, \$358,800;  
VA, \$424,100;  
Conventional, \$424,100

**Once approved, when will the grant be available?**

The lender will apply the grant at closing.

**Is there a pre-payment penalty?**

No.

**May I combine this loan with other similar incentives?**

Yes, see your lender for details.

**The grant is non-repayable, even if I sell my house within a year?**

Yes, you do not have to pay back this grant. Ever.

**How long will this incentive last?**

Currently there is no end date.

*\*All figures affiliated with WE DeKalb may change, based on market conditions.*

For details, visit [decidedekalb.com/wedekalb](http://decidedekalb.com/wedekalb)

