



WE DeKalb General Criteria*

About You

- Don't have to be a first-time homebuyer
- Must occupy home
- Maximum qualifying income:
 - ✓ \$81,900 for 2-member households or less
 - ✓ \$95,600 for 3-member households or more
- 45% debt-to-income ratio
- Minimum FICO score: 660 (VA and FHA loans)
- Minimum FICO score: 640 (Conventional loan)

About Your Property

- Must be in DeKalb County
- Must be residential
- For new or existing 1-4 units (detached or attached), condos and townhomes meeting service/guarantor requirements
- Standard agency guidelines apply

About Your Loan

- FHA loan mortgage limit: \$358,800
- VA loan mortgage limit: \$424,100
- Conventional loan mortgage limit: \$424,100
- Mortgage rates may be the same or slightly above market mortgage rates, based on selected DPA grant option. Rates may change periodically
- No prepayment penalty

What WE DeKalb Does NOT Cover

- Buy downs
- Construction to perm
- Co-signers
- Recreational, seasonal or other vacation or nonpermanent homes

**All figures may change, based on market conditions.*



Decide DeKalb

Development Authority

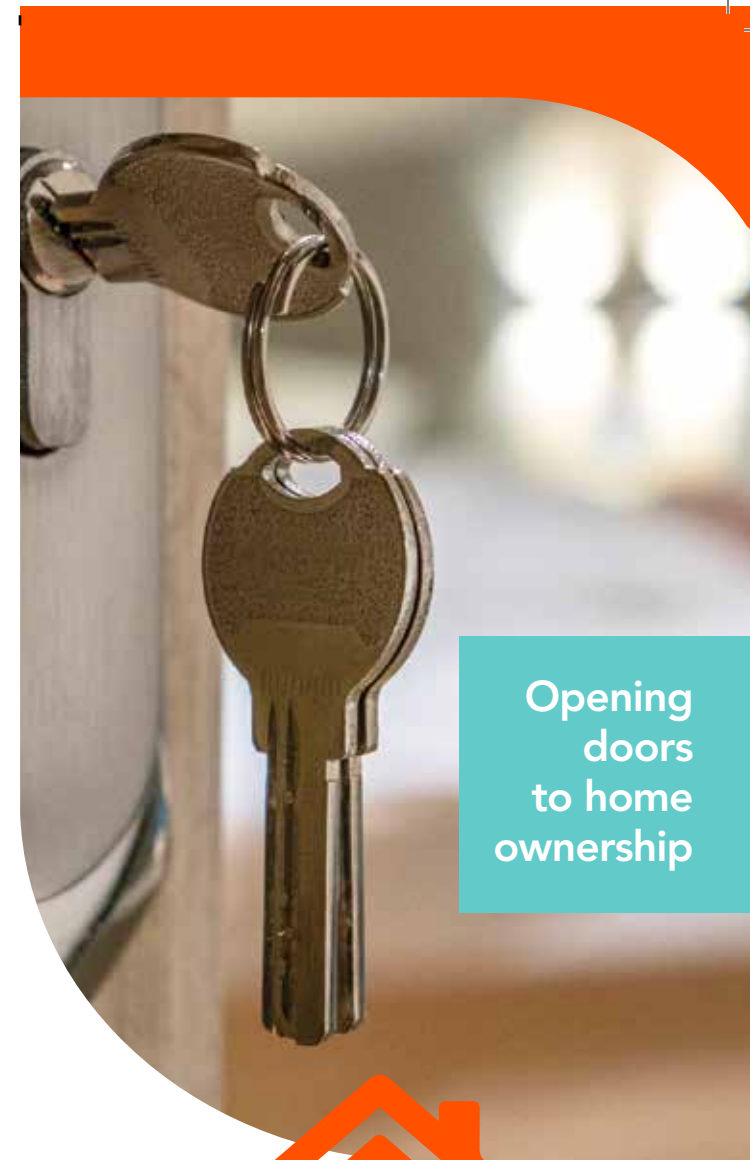
Two Decatur Town Center

125 Clairmont Ave., Suite 150, Decatur, GA 30030

(P) 404.687.2730 | (F) 404.687.2733 | DecideDeKalb.com/dpa

Home.

It's more than a place to rest your head. It's where you shape your dreams. That's why owning a home is vital to your life and community. And in DeKalb County, there's help with both through WE DeKalb.



Opening doors to home ownership



WE DeKalb

Down payment Assistance Program



WE DEKALB is a down payment assistance program for future homeowners, like you, who live in or wish to relocate to DeKalb County. It is especially ideal if you earn too much to qualify for affordable housing subsidies, but need help with your down payment and/or closing costs.

Since 2015, we've helped buyers secure homes:



130+

homes purchased with WE DeKalb assistance



\$900K+

in down payment assistance provided to applicants



10+

cities countywide where homes were purchased with WE DeKalb assistance

WE DEKALB MAKES DREAMS ACCESSIBLE IN 3 EASY STEPS:



1. Meet The Criteria

If you qualify, you will apply for an FHA, VA or Conventional, 30-year, fixed-rate, first-mortgage loan from an approved lender.*

This loan provides a nonrepayable down payment assistance grant, which:

- Equals 3%** , 4% or 5% of the mortgage amount depending on the selected mortgage rate.
- You may use for your down payment and/or closing costs.
- You do not have to pay back. Ever.

NOTE: Further WE DeKalb general criteria can be found on the back of this brochure.

Already have a mortgage in DeKalb County? WE DeKalb offers attractive refinancing.

*Rates may vary. Please consult one of our lenders.
**Government program only (VA loan).



2. Find Your New Home



3. Contact An Approved Lender



For Details:

Visit decidedekalb.com/dpa to see the participating lenders.
Or e-mail Decide DeKalb Development Authority at marketing@decidedekalb.com