



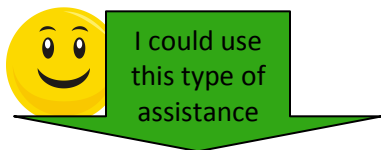
HomeSafe Georgia

PROGRAM ELIGIBILITY REQUIREMENTS

New Program
Criteria effective
June 1, 2012

Are you interested in the HomeSafe Georgia Program? Take a moment to look at the Program and the Eligibility Requirements that must be met in order to participate.

1 First, review the HomeSafe Georgia Program to see if the assistance would be beneficial to you. There are two different types of assistance available, Mortgage Payment Assistance and Reinstatement Assistance. HomeSafe Georgia provides temporary assistance in the form of a forgivable loan, in which the proceeds would be used to pay mortgage payments directly to your lender. (Details of the program can be found under the "HomeSafe Program" tab.) HomeSafe Georgia is **not** able to change your current loan (refinance or loan modification) and we cannot ask the lender to do so on your behalf.



Not the help
I need now

Contact your lender's loss mitigation department to see what types of plans are available. Also see FAQ for other options.

2 You could use this type of mortgage assistance -- great! Let's see if you meet these eligibility requirements (listed in red):

You must be:

Currently unemployed OR

Currently substantially underemployed OR

Currently able to make your mortgage payment, but got behind on the mortgage while you were unemployed or underemployed.

The HomeSafe Georgia Program is designed to provide temporary mortgage assistance to Georgia homeowners who have suffered a substantial income loss in **January 2008 or later**, due to **involuntary unemployment or underemployment, and who are able and willing to work**. Let's look at each situation individually for eligibility.

For Mortgage Payment Assistance

- **Unemployed**
 - Your unemployment must have been involuntary, through no fault of your own
 - Your termination must have been of a type eligible for unemployment benefits
 - If you are currently eligible for unemployment benefits, you accept them
- **Underemployed- Income reduction of 25% or more**
 - You are person who was previously involuntarily unemployed or self employed, who took a significantly lesser position out of necessity OR
 - Your hours have been significantly cut OR
 - Your pay has been significantly reduced
- **Self employed- Reduction of gross receipts of 30% or more**
 - If you are self employed, you must be able to fully document a the loss of income via gross receipts

For Reinstatement Assistance

- You must have met the eligibility requirements while unemployed/underemployed;
- You are now currently Employed and making payments (or have funds available for payments if your lender would not accept them)

Above we have discussed who is eligible, but sometimes more clarification is needed. So, what applicant **may not be eligible** under this program?

- A person who quit their job, with a few exceptions
- A person who receives Social Security or is retired
- A person who is on disability

In order to be eligible under these circumstances, the applicant must be able to demonstrate that employment income was earned and then involuntarily lost or significantly cut, and the applicant is able and willing to work. The Department of Labor's decision on eligibility for unemployment benefits is taken into consideration for HomeSafe Georgia's eligibility. The situations listed above would not prevent a co-applicant from being included in the application as long as the applicant is eligible.

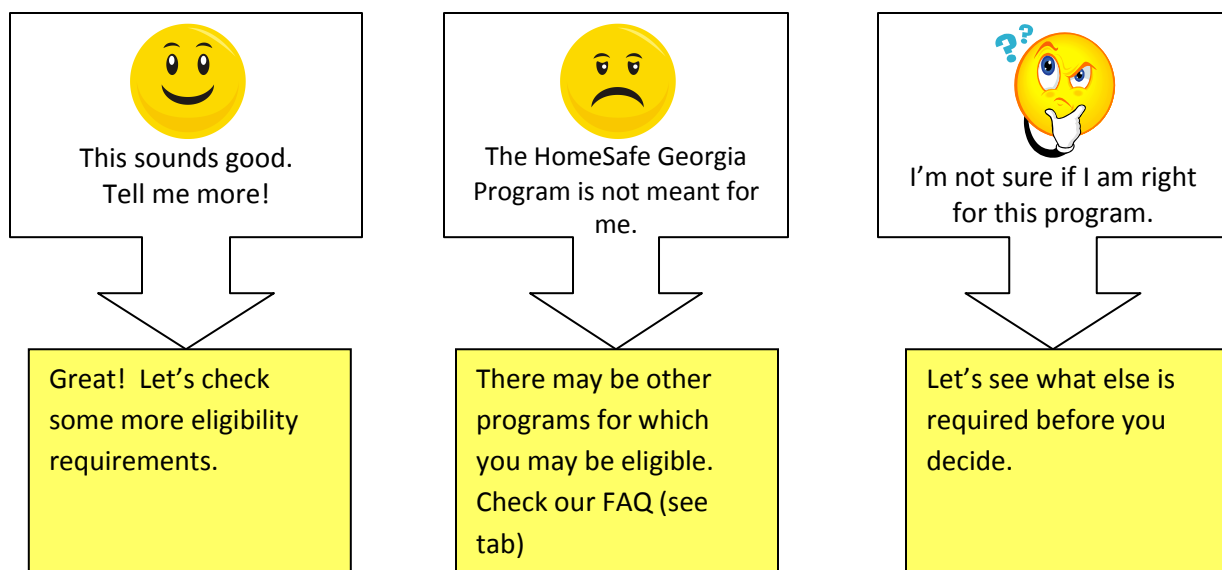
➔ A person who is unable to work due to recent medical issues but meets all the requirements otherwise can be reviewed for eligibility once cleared for work.

Additionally, there are unfortunate situations that may decrease household income, but **do not meet eligibility requirements as a loss of income** under this program:

- Loss of bonus, raise, or overtime pay
- Loss of income due to intermittent furloughs or wage garnishments
- Loss of income due to paying child support or alimony; loss of child support or alimony
- Loss of income due to divorce or separation
- Loss of income due to Workmen's Comp, on the job injury, accidents
- Loss of income due to illness or medical expenses
- Loss of income due death of a spouse, partner, contributing family member, etc.

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Everything clear so far?



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Now let's look at some more of the eligibility requirements. **Remember, you must meet all eligibility requirements to be approved.**

[Click here](#) for an eligibility checklist to help you make a determination regarding your eligibility as you read the requirements.

Must have been current on mortgage payments prior to the period of unemployment or underemployment;

Your mortgage history will be reviewed. You must have been current on your mortgage in the month of the unemployment/underemployment hardship event.

Cannot be more than 6 month behind on your mortgage;

You cannot be more than six months delinquent on your mortgage when you submit your loan application package. Applicants under contractual payment plans may be considered if payments under the plan were made on time and the amount of delinquency does not exceed six missed payments.

HomeSafe Georgia will reinstate (bring current) up to 6 months of delinquent payments under Monthly Payment Assistance (MPA) prior to making monthly assistance payments. The total amount of assistance is limited to an amount equal to 18 months of mortgage payments.

Must have monthly mortgage payment(s) greater than 25% of current monthly household income;

Your gross household income will be compared to your home's mortgage payment or payments to determine if assistance is needed. If you are seeking Reinstatement Assistance, this ratio would apply to the time you were unemployed/underemployed. This one may be a bit tricky for most people to determine. Don't worry if you are not sure if you meet this requirement; we will do the calculations if

you apply. We will add the payments of your first, second, and even third mortgages together (find the payment amount on your mortgage coupon or statement); add listed mortgage fees (taxes, insurance, homeowner association) that are not already escrowed; and then divide that by your gross household income. Example: Total gross household income is \$2000; mortgage payments total \$600; your monthly mortgage payment would be 30% of your income, greater than the 25% required. Alternatively, if the total gross household income was \$2500 with a mortgage payment of \$600, your monthly mortgage payment would be 24%, less than the minimum requirement. (Non escrowed fees may be used in calculations for the ratio, but are not paid under the HomeSafe Georgia loan.)

Cannot have more than \$5,000 in liquid assets;

“Liquid assets” includes the money in your checking and savings account, some investment accounts, and any cash in hand. Retirement plans are excluded from consideration. (If you already cashed out your retirement fund and those funds are included in your liquid assets which now exceed the maximum, please provide documentation.)

Cannot have an active bankruptcy;

If you have filed for bankruptcy, it must have been discharged or dismissed. (Also, filing for bankruptcy after application approval or at any time during your participation in the Program will cause loss of eligibility.)

Cannot have an IRS or Georgia tax lien;

You cannot have any of these liens against you personally or against your property.

Cannot have been convicted of a mortgage related felony in the last 10 years;

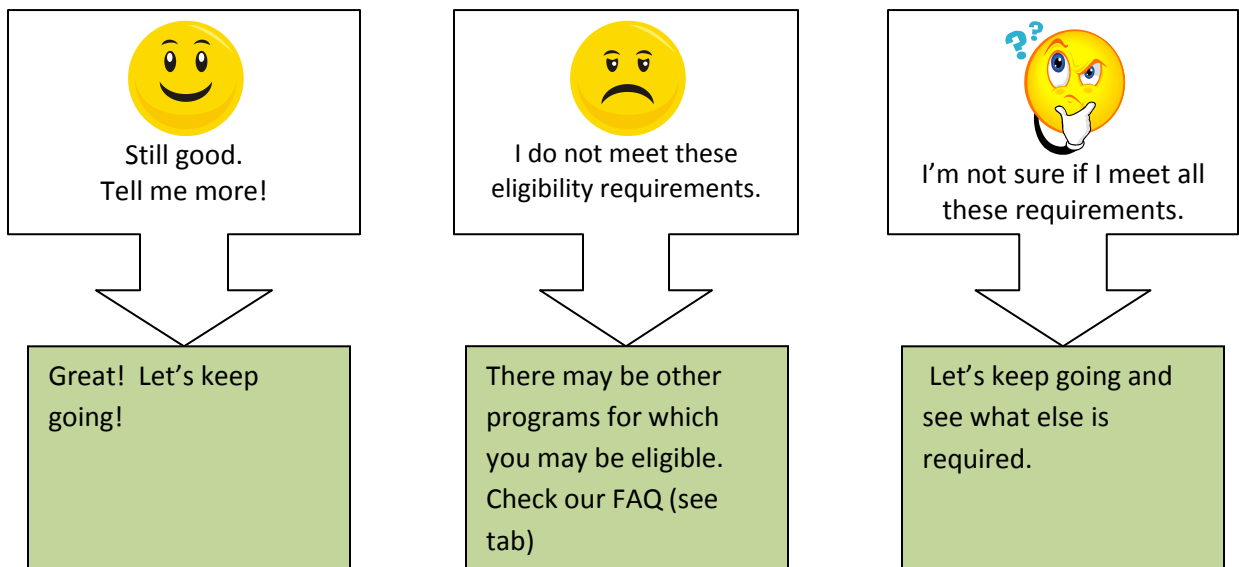
The Dodd-Frank Wall Street Reform and Consumer Protection Act prohibits anyone from receiving mortgage assistance authorized or funded by that Act if he/she has been convicted within the last 10 years of a felony (larceny, theft, fraud, or forgery; money laundering; or tax evasion) in a mortgage or real estate transaction.

Must be the owner of the property; and must be a legal resident of Georgia and of the United States;

You must be the owner of the property and must meet residency requirements.

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Shall we keep going?



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Now we have to determine if your Georgia property is eligible.

Must be the primary residence of applicant;

The mortgage assistance must be for the home in which you live and where you should have requested a homestead exemption. You may rent out a portion of the home, but you must live in the home as well. Individuals who own more than one home will not receive approval if property residency cannot be clearly established. Investment/rental homes and second homes do not qualify for assistance.

Must be a single-family home, condominium, or townhome; or a two, three, or four family dwelling unit (in which the applicant resides in one unit); Must be classified as real estate and affixed on permanent foundation if a manufactured or mobile home;

Your home must qualify as residential property. The mortgage loan must qualify as a residential loan consisting of up to four units, as long as you live in one of the units.

The total unpaid principal balance, including all mortgages and lines of credit, must be less than or equal to \$417,000.

The total balance of all loans secured by the property cannot exceed \$417,000, which is the conforming loan limit for a conventional loan.

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Remember, you must meet all eligibility requirements listed here in order to qualify. In addition to the applicant and property eligibility requirements, additional underwriting criteria, which cannot be covered in this format, may apply.

Something else to know up front:

Applicants will be required to pay an affordable payment while receiving the assistance.

You will be required to pay 5% of your gross household income toward your mortgage payment. We will combine that amount with the assistance. Those currently serving in the military and veterans who have been honorably discharged can request a waiver of the partial payment.

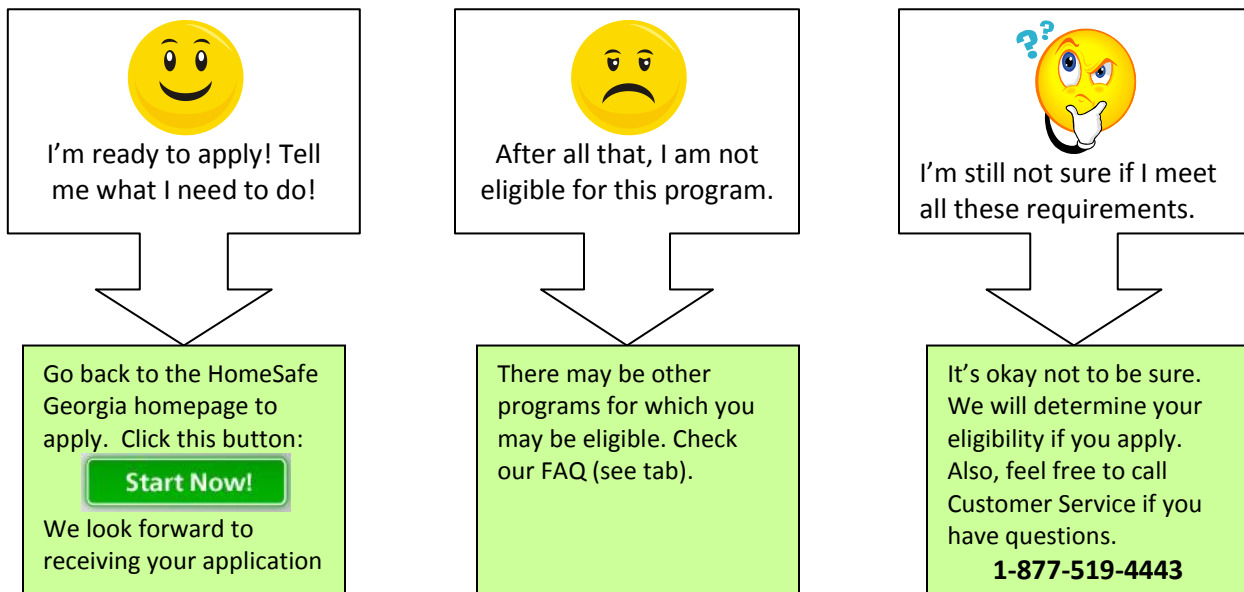
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There is one more issue that will determine if HomeSafe Georgia is able to provide assistance; **your first mortgage lender must participate in the program.** Under the “Lender Participation” tab, check the list of participating lenders to see if your lender is listed. Please read the instructions provided under Lender Participation on what to do if your lender is not listed. The participation list will continue to be updated.

NOTE: A borrower in a Home Affordable Modification Program (HAMP) trial period may not use funds from a Hardest Hit Fund® program to make trial period payments. Because HomeSafe Georgia is a Hardest Hit Fund® program, this means homeowners cannot receive Mortgage Payment Assistance while in a HAMP trial period.

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Okay, review time. That was a great deal of information to consider. What do you think?



Thank you for taking the time to learn about HomeSafe Georgia. We hope the eligibility requirements presented, the questions and answers below, the FAQ, and the HomeSafe Program will provide you with the information you need to make an informed decision. Customer Service is available to answer any general questions. Please call toll free 1-877-519-4443 or email us at hfh@dca.ga.gov.

[Click here](#) for a printout of Eligibility Requirements.



Now for some answers to the most commonly asked application questions.

- 1. Can you tell me if I am eligible?** We have listed the main requirements in hopes that you would be able to determine your eligibility; some requirements are easy to make a determination, some are not. First and foremost, you must have suffered an economic hardship due to unemployment or underemployment through no fault of your own. You may be unsure about a requirement listed; feel free to apply and let us make the determination. Customer Service is happy to answer any general questions, but will not be able to tell you if you are eligible for the program. We will check your eligibility as we review your application and supporting documents.
- 2. I need immediate help. Can my application be rushed?** No. Applications are worked in the date order the application package is received (once lender is participating) to be fair to all applicants. You may want to discuss your options with your lender's loss mitigation department. Sending a completed application package and answering questions or providing requested additional documents promptly will help your application move more swiftly through the process.
- 3. How long does the process take?** Due to the expected volume of applications, it may be up to 12 weeks. After completing your application on-line you will be asked to download your documents. Please help us by making sure you and all co-borrowers have read, completed, and signed each page where indicated, and have included all checklist items that apply to you, prior to the submission of your application package to us. For more information, see the tab labeled "Application". If you submit an application package and your lender is not participating, the estimated processing time will start after lender approval.
- 4. I am currently working with my lender. Can I still get HomeSafe Georgia assistance?** Your lender may offer options that could be affected by HomeSafe Georgia assistance. Please discuss with your lender any ramifications of accepting assistance from us if you are considering, have applied, or are currently in a lender program. If you are in a Home Affordable Modification Program (HAMP), you cannot receive HomeSafe Georgia assistance to make your trial payments.
- 5. I am in foreclosure. Can I apply?** Anyone can apply, but most loans in foreclosure do not meet the eligibility requirements. Submitting an application does not guarantee approval and does not stop the foreclosure process. Your eligibility, the property's eligibility, the stage of your foreclosure, and your lender's willingness to stop the foreclosure process will determine if HomeSafe Georgia is able to provide assistance.

If you need help or have questions regarding foreclosure, please contact a home counselor who can provide foreclosure counseling at this link:
<http://www.dca.state.ga.us/housing/homeownership/programs/downloads/HBed.pdf>
- 6. What happens if I apply and I am not eligible?** You will receive a Statement of Ineligibility or Denial after your application is reviewed. See FAQ for more information.
- 7. I know my credit score is bad. Does that matter?** A credit report is pulled as part of the application review, but no one will be denied because of a credit score. HomeSafe Georgia does not use or consider credit scores or total debt to income in the approval process.
- 8. I just tried to apply on-line and could not. Why?** Occasionally the volume of applications received will require that the system be shut down so that we can work applications on hand prior to accepting more, and sometimes the system must be down for maintenance. We will try to have information regarding the availability on our homepage. If you cannot apply for other reasons, you may want to review FAQ.
- 9. I have questions. Who can I talk to?** Customer Service is available during business hours to take your calls - call toll free 1-877-519-4443, or you may send an email to hhf@dca.ga.gov. Customer Service is happy to answer any general questions about the Program or the application process. Customer Service regrets that it is unable to answer questions about anticipated lender participation or your eligibility for the program.

Please be sure to check out more questions and answers under FAQ.

