



Dear Applicant,

Thank you for your interest in the WE DeKalb Program! WE DeKalb is a workforce housing initiative program that provides a VA or FHA competitive 30-year fixed-rate first mortgage loan. The program offers a non-repayable home purchase assistance gift equal to 4% or 5% of the mortgage amount depending on the rate option selected. The maximum mortgage amount is \$342,700 for FHA loans and \$417,000 for VA loans.

The WE DeKalb Program is an economic incentive for DeKalb County businesses to offer their employees, who may be relocating to or currently residing in DeKalb County, the opportunity of homeownership. It also offers attractive re-financing of an existing mortgage.

Please select a lending institution from the attached list, contact them, present this letter of introduction and complete your mortgage application. The determination of your mortgage application is governed by the lending institution. The approved participating lender can help determine if you meet the program qualifications.

We are excited that you have selected DeKalb County as your place of residence. This is one of the most significant financial investments you will make in your lifetime and we want to help make it more affordable. The Development Authority of DeKalb County wishes you success in your home buying and financing process. If additional information is required please contact the manager of the program, Araba Dowell, at 404.687.2735.

Sincerely,

Ray Gilley

Ray Gilley
President
Development Authority DeKalb County
125 Clairemont Avenue, Suite 150
Decatur, GA 30030
O (404) 687-2730
F (404) 687-2733



WE DeKalb

Workforce Enhancement

WE DeKalb Program - List of Participating Lenders

PLEASE NOTE: Borrowers must use one of the approved participating lenders listed below. Please contact your lender of choice to learn more about the WE DeKalb housing initiative program.

Academy Mortgage

David Karamitros (404) 574-2624

Ameris Bank

Joe Hunter (770) 578-3609

Lattice Hardwick (770) 885-9168

Evolve Bank & Trust

Jim Boggs (770) 265-2639

Chris Simpson (404) 232-9927

Randy Stephens (404) 392-0863

Home Mortgage Corporation

Marie Blount (404) 364-6200

Homestar Financial Corporation

Lavern Davis (404) 786-8438

Retunda Wilson (404) 748-2249

iMortgage

Deanna Turner (404) 964-2683

Integrity First Financial Group

Janet Thayer (912) 658-3344

New American Funding

Carlos Nunley (949) 267-2691

NFM, Inc.

Bonnie Stewart (770) 256-7045

Gladys Marcelin (678) 858-2917

NFM, Inc. (continued)

Lorenza Martin (770) 363-3666

Dinah Crawley (678) 248-3690

Shelter Mortgage

Robbie Crozier (770) 724-8053

Jeff Hancock (404) 371-4500

Southeast Mortgage of Georgia, Inc.

Bryant Thomas (770) 355-0106

Demetrius Lockett (404) 396-7445

Patric Vanderbeck (678) 591-9081

Wayne Owens (770) 279-0222

Starkey Mortgage

Taylor Green (404) 425-2771

Justin Kraus (678) 350-9030

Sharon Lintault (678) 631-1741

John Macauley (678) 697-8521

Michael McCollum (678) 690-8410

Supreme Lending

Garry Pate (678) 495-2800

Sherina Pate (678) 476-5467

Nick Yeargin (678) 495-2815

Wells Fargo Home Mortgage

Shawna Brooks (NMLSR ID 868874) (404) 380-6827

Kitty Cole (NMLSR ID 167319) (404) 845-4610

Kelvin Goodwin (NMLSR ID 516216) (770) 644-6850

Ashley Harvin (NMLSR ID 374695) (678) 622-5007

Lori Medley (NMLSR ID 166203) (404) 893-4657

**To become a participating lender, please contact Araba Dowell (adowell@developdekab.org) or Stacy Houston with Raymond James (stacy.houston@raymondjames.com).*



WE DeKalb Program Overview

Approved homebuyers will receive a 30-year fixed-rate fully amortized first mortgage and a non-repayable down payment assistance (DPA) grant equal to 4% or 5% of the initial principal balance of the mortgage. The amount of assistance depends on the selected mortgage rate. The grant can be used for down payment and/or closing cost assistance. General program guidelines are provided below.

General Guidelines:

- Mortgage rates for the program will be the same or slightly above the market mortgage rates depending on the selected DPA grant option. Rates will change periodically.
- Maximum qualifying income - \$81,900 (families of 2 or less) and \$95,600 (families of 3 or more);
- Eligible VA and FHA loans;
- FHA mortgage limit is \$342,700;
- VA mortgage limit is \$417,000;
- Minimum FICO score of 660;
- 45% debt-to-income (DTI) ratio;
- No first-time homebuyer requirement;
- Residential property;
- Owner-occupied;
- Property must be located in DeKalb County;
- New or existing 1-4 units detached or attached, condos, town homes, and homes that meet service/guarantor requirements are eligible;
- No prepayment penalty; and
- Standard agency guidelines still apply.

Non-eligible:

- Recreational, seasonal, or other types of vacation or non-permanent homes;
- Buy downs are not permitted;
- Cosigners are not permitted; and
- Construction to perm is not permitted.