You May Have More Options Than You Think

Many first-time buyers are surprised to learn that buying a home may require less money upfront than they expected.

Depending on your situation, you may have access to:

- ✓ Low down-payment mortgage options
- ✓ Down payment assistance programs
- ✓ Help with eligible closing costs
- ✓ State or local homebuyer programs
- ✓ Special financing for qualified buyers

Don't assume you need 20% down—or that you won't qualify for assistance.

The best starting point is learning which options may fit your finances, location, and home-buying goals.

Learn More About Buying Your First Home

Buying your first home comes with a lot of questions. You don't have to learn everything at once.
Visit my First-Time Buyer page for additional information about:

- ✓ Financing & pre-approval
- ✓ Down payment assistance
- ✓ Choosing the right home
- ✓ Offers, inspections & closing

Learn at your own pace. Ask questions. Make informed decisions.

First-Time Buyer

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Helping people make thoughtful, lifelong real estate decisions — with clarity and confidence.

Financing & Assistance for First-Time Buyers

Tom Sharp
REALTOR®

Understanding loan options and programs that may make buying your first home more affordable.

Buying your first home may be more within reach than you think.

Many first-time buyers assume they need a large down payment. Loan options and assistance programs may reduce the amount of money needed upfront.

You Don’t Always Need 20% Down

A 20% down payment can reduce some borrowing costs, but many buyers purchase a home with considerably less.

Depending on your qualifications, financing options may include:
✓ Conventional loans — some offer low down-payment options. Some as low as 3%.

✓ FHA loans — designed with flexible qualification requirements. Down payment as low as 3.5% Visit **www.hud.gov/fha** for more details.

✓ USDA loans — may offer 100% financing for eligible buyers and properties Visit **https://www.rd.usda.gov/programs-services/single-family-housing-programs** for more details.

✓ VA loans — may offer 100% financing for eligible veterans and service members. Visit **https://www.va.gov/housing-assistance/home-loans** for more details

The amount you put down is only one part of choosing the right mortgage.

Help With Upfront Costs

For many first-time buyers, the biggest challenge isn't the monthly mortgage payment — it's having enough money for the down payment and closing costs.

Assistance programs may help with:

✓ Down payment — reducing the cash needed to purchase the home

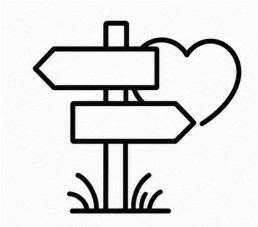
✓ Closing costs — helping with eligible expenses associated with getting the loan and completing the purchase

✓ Other eligible expenses — depending on the specific program

GOOD TO KNOW

Assistance isn't always “free money.” Some programs are grants, while others must eventually be repaid or have requirements that must be met before the assistance is forgiven

Understanding how the assistance works is just as important as knowing how much is available.



Georgia Dream Homeownership Program

The Georgia Dream Homeownership Program helps eligible homebuyers purchase a home by combining affordable mortgage financing with down payment assistance.

Depending on the program and your eligibility, assistance may help with:
✓ Down payment
✓ Closing costs
✓ Other eligible expenses

Georgia Dream

IMPORTANT TO UNDERSTAND
Some Georgia Dream assistance is provided as a second mortgage and may have repayment requirements, often when you sell the house.

Eligibility may depend on income, purchase price, household size, and first-time buyer status.

Don’t assume you qualify—or don’t qualify—until you check.

Many lenders also offer assistance programs. Ask participating lenders about programs available in your area.
https://georgia.gov/apply-georgia-dream-homeownership-program