

Final Document Checklist

Use for Georgia Dream First and Georgia Dream Second Mortgage

Upload Package to EDOCS in Final Document Loan file
Don't forget to Click SUBMIT

MAIL ORIGINALS TO:
 LOAN FUNDING DEPT.
 GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
 60 EXECUTIVE PARK SOUTH, N.E.
 ATLANTA, GEORGIA 30329-2231

Georgia Dream First Mortgage Documents

☐	1.	Original recorded Security Deed and evidence of payment of intangible tax
☐	2.	Original recorded "Tax Exempt Financing Rider," (Form SF-40)
☐	3.	Original recorded "Transfer and Assignment," (Form SF-44)
☐	4.	As applicable: a. VA Loan Guaranty Certificate, or b. FHA Mortgage Insurance Certificate, or c. USDA/RD Loan Note Guarantee (RD Form 1980-17)
☐	5.	Title Policy a. Minimum loan amount coverage b. Insured name (lender name and Mortgage Insurance Verbiage)
☐	6.	"Lender Certification," (Form SF-60)
☐	7.	FHA Connection Printout to reflect and include: a. Active insurance status b. Endorsement date c. Georgia Housing and Finance Authority as current holder
☐	8.	If FHA 203(k) a. Final Inspection signed by Appraiser and Underwriter b. Final Release Notice c. 203(k) Draw Request 9746A and interim draws, if needed d. Mortgagor letter of completion e. Rehabilitation Loan Rider f. FHA Connection 203(k) escrow closeout screen print reflecting any principal reduction g. Maximum Base Loan Amount Worksheet w/HUD Required Repairs
☐	9.	Any other documents required

Georgia Dream Second Mortgage Documents

☐	1.	Original recorded "Georgia Dream Second Mortgage Security Deed," (Form SF-84)
☐	2.	Original recorded "Transfer and Assignment" of the Georgia Dream Second Mortgage Loan from Lender to GHFA, (Form SF-44)
☐	3.	Any other documents required