

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:GEORGIA

----- A J U S T E D I N C O M E L I M I T S -----

P R O G R A M	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
<b>Albany, GA MSA</b>								
VERY LOW INCOME	17300	19800	22250	24700	26700	28700	30650	32650
LOW INCOME	27650	31600	35550	39500	42650	45800	49000	52150
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Athens-Clarke County, GA MSA</b>								
VERY LOW INCOME	20800	23800	26750	29700	32100	34500	36850	39250
LOW INCOME	33250	38000	42750	47500	51300	55100	58900	62700
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Atlanta-Sandy Springs-Marietta, GA MSA</b>								
<b>Atlanta-Sandy Springs-Marietta, GA HUD Metro FMR Area</b>								
VERY LOW INCOME	25150	28750	32350	35900	38800	41650	44550	47400
LOW INCOME	40200	45950	51700	57450	62050	66650	71250	75850
MOD.INC-GUAR.LOAN	82600	82600	82600	82600	109050	109050	109050	109050
<b>Butts County, GA HUD Metro FMR Area</b>								
VERY LOW INCOME	21550	24600	27700	30750	33250	35700	38150	40600
LOW INCOME	34450	39350	44300	49200	53150	57050	61000	64950
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Haralson County, GA HUD Metro FMR Area</b>								
VERY LOW INCOME	16950	19350	21800	24200	26150	28050	30000	31950
LOW INCOME	27100	30950	34850	38700	41800	44900	48000	51100
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Lamar County, GA HUD Metro FMR Area</b>								
VERY LOW INCOME	18950	21650	24350	27050	29250	31400	33550	35750
LOW INCOME	30300	34650	38950	43300	46750	50250	53700	57150
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Meriwether County, GA HUD Metro FMR Area</b>								
VERY LOW INCOME	17350	19800	22300	24750	26750	28750	30700	32700
LOW INCOME	27700	31700	35650	39600	42750	45950	49100	52250
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Augusta-Richmond County, GA-SC MSA</b>								
VERY LOW INCOME	20300	23200	26100	28950	31300	33600	35900	38250
LOW INCOME	32400	37050	41650	46300	50000	53700	57400	61100
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Brunswick, GA MSA</b>								
VERY LOW INCOME	21100	24100	27100	30100	32550	34950	37350	39750
LOW INCOME	33700	38500	43350	48150	52000	55850	59700	63550
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

\* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

\*\* MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:GEORGIA

----- A J U S T E D I N C O M E L I M I T S -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
<b>Chattanooga, TN-GA MSA</b>								
VERY LOW INCOME	20250	23150	26050	28900	31250	33550	35850	38150
LOW INCOME	32400	37000	41650	46250	49950	53650	57350	61050
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Columbus, GA-AL MSA</b>								
VERY LOW INCOME	18350	20950	23550	26150	28250	30350	32450	34550
LOW INCOME	29300	33500	37650	41850	45200	48550	51900	55250
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Dalton, GA MSA</b>								
<b>Dalton, GA HUD Metro FMR Area</b>								
VERY LOW INCOME	18500	21150	23800	26450	28550	30650	32750	34900
LOW INCOME	29600	33850	38100	42300	45700	49100	52500	55850
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Murray County, GA HUD Metro FMR Area</b>								
VERY LOW INCOME	18400	21000	23650	26250	28350	30450	32550	34650
LOW INCOME	29400	33600	37800	42000	45350	48700	52100	55450
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Gainesville, GA MSA</b>								
VERY LOW INCOME	21700	24800	27900	31000	33500	36000	38450	40950
LOW INCOME	34700	39700	44650	49600	53550	57550	61500	65450
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Hinesville-Fort Stewart, GA MSA</b>								
<b>Hinesville-Fort Stewart, GA HUD Metro FMR Area</b>								
VERY LOW INCOME	16700	19100	21500	23850	25800	27700	29600	31500
LOW INCOME	26700	30500	34350	38150	41200	44250	47300	50350
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Long County, GA HUD Metro FMR Area</b>								
VERY LOW INCOME	17200	19650	22100	24550	26550	28500	30450	32450
LOW INCOME	27500	31450	35350	39300	42450	45600	48750	51900
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Macon, GA MSA</b>								
<b>Macon, GA MSA</b>								
VERY LOW INCOME	19250	22000	24750	27500	29700	31900	34100	36300
LOW INCOME	30800	35200	39600	44000	47500	51050	54550	58100
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

\* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

\*\* MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:GEORGIA

----- A J U S T E D I N C O M E L I M I T S -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Monroe County, GA HUD Metro FMR Area								
VERY LOW INCOME	22650	25850	29100	32300	34900	37500	40100	42650
LOW INCOME	36200	41350	46550	51700	55850	59950	64100	68250
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Rome, GA MSA								
VERY LOW INCOME	18500	21150	23800	26400	28550	30650	32750	34850
LOW INCOME	29600	33800	38050	42250	45650	49000	52400	55750
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Savannah, GA MSA								
VERY LOW INCOME	21300	24350	27400	30400	32850	35300	37700	40150
LOW INCOME	34050	38900	43800	48650	52550	56450	60350	64200
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Valdosta, GA MSA								
VERY LOW INCOME	17850	20400	22950	25450	27500	29550	31600	33600
LOW INCOME	28500	32550	36650	40700	43950	47200	50450	53700
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Warner Robins, GA MSA								
VERY LOW INCOME	25000	28600	32150	35700	38600	41450	44300	47150
LOW INCOME	39950	45700	51400	57100	61650	66250	70800	75350
MOD.INC-GUAR.LOAN	82100	82100	82100	82100	108350	108350	108350	108350
Appling County, GA								
VERY LOW INCOME	16250	18600	20900	23200	25100	26950	28800	30650
LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Atkinson County, GA								
VERY LOW INCOME	16250	18600	20900	23200	25100	26950	28800	30650
LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Bacon County, GA								
VERY LOW INCOME	16250	18600	20900	23200	25100	26950	28800	30650
LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Baldwin County, GA								
VERY LOW INCOME	18500	21150	23800	26450	28550	30700	32800	34900
LOW INCOME	29600	33850	38050	42300	45700	49050	52450	55850
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

\* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

\*\* MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

## GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:GEORGIA

----- A J U S T E D I N C O M E L I M I T S -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
<b>Banks County, GA</b>								
VERY LOW INCOME	19550	22300	25100	27900	30150	32350	34600	36850
LOW INCOME	31250	35700	40200	44650	48200	51800	55350	58950
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Ben Hill County, GA</b>								
VERY LOW INCOME	16250	18600	20900	23200	25100	26950	28800	30650
LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Berrien County, GA</b>								
VERY LOW INCOME	16250	18600	20900	23200	25100	26950	28800	30650
LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Bleckley County, GA</b>								
VERY LOW INCOME	18550	21200	23850	26500	28650	30750	32900	35000
LOW INCOME	29700	33900	38150	42400	45800	49200	52600	55950
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Bulloch County, GA</b>								
VERY LOW INCOME	19850	22700	25550	28350	30650	32900	35200	37450
LOW INCOME	31750	36300	40800	45350	49000	52600	56250	59850
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Calhoun County, GA</b>								
VERY LOW INCOME	16250	18600	20900	23200	25100	26950	28800	30650
LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Camden County, GA</b>								
VERY LOW INCOME	21600	24700	27800	30850	33350	35800	38300	40750
LOW INCOME	34550	39500	44400	49350	53300	57250	61200	65150
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Candler County, GA</b>								
VERY LOW INCOME	16250	18600	20900	23200	25100	26950	28800	30650
LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Charlton County, GA</b>								
VERY LOW INCOME	17150	19600	22050	24450	26450	28400	30350	32300
LOW INCOME	27350	31300	35200	39100	42250	45350	48500	51600
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

\* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

\*\* MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

01/18/2012 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:GEORGIA

----- A J U S T E D I N C O M E L I M I T S -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
<b>Chattooga County, GA</b>								
VERY LOW INCOME	16250	18600	20900	23200	25100	26950	28800	30650
LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Clay County, GA</b>								
VERY LOW INCOME	16250	18600	20900	23200	25100	26950	28800	30650
LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Clinch County, GA</b>								
VERY LOW INCOME	16250	18600	20900	23200	25100	26950	28800	30650
LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Coffee County, GA</b>								
VERY LOW INCOME	16250	18600	20900	23200	25100	26950	28800	30650
LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Colquitt County, GA</b>								
VERY LOW INCOME	16250	18600	20900	23200	25100	26950	28800	30650
LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Cook County, GA</b>								
VERY LOW INCOME	16250	18600	20900	23200	25100	26950	28800	30650
LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Crisp County, GA</b>								
VERY LOW INCOME	16250	18600	20900	23200	25100	26950	28800	30650
LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Decatur County, GA</b>								
VERY LOW INCOME	16600	19000	21350	23700	25600	27500	29400	31300
LOW INCOME	26550	30300	34100	37900	40950	43950	47000	50050
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Dodge County, GA</b>								
VERY LOW INCOME	16400	18750	21100	23400	25300	27150	29050	30900
LOW INCOME	26200	29950	33700	37450	40450	43450	46450	49450
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

\* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

\*\* MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:GEORGIA

----- A J U S T E D I N C O M E L I M I T S -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
<b>Dooly County, GA</b>								
VERY LOW INCOME	16250	18600	20900	23200	25100	26950	28800	30650
LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Early County, GA</b>								
VERY LOW INCOME	16250	18600	20900	23200	25100	26950	28800	30650
LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Elbert County, GA</b>								
VERY LOW INCOME	16250	18600	20900	23200	25100	26950	28800	30650
LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Emanuel County, GA</b>								
VERY LOW INCOME	16250	18600	20900	23200	25100	26950	28800	30650
LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Evans County, GA</b>								
VERY LOW INCOME	16250	18600	20900	23200	25100	26950	28800	30650
LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Fannin County, GA</b>								
VERY LOW INCOME	16250	18600	20900	23200	25100	26950	28800	30650
LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Franklin County, GA</b>								
VERY LOW INCOME	17100	19550	22000	24450	26400	28350	30300	32250
LOW INCOME	27400	31300	35200	39100	42250	45400	48500	51650
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Gilmer County, GA</b>								
VERY LOW INCOME	16850	19300	21700	24100	26050	27950	29900	31800
LOW INCOME	27000	30850	34700	38550	41650	44700	47800	50900
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Glascocock County, GA</b>								
VERY LOW INCOME	16250	18600	20900	23200	25100	26950	28800	30650
LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

\* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

\*\* MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:GEORGIA

----- A J U S T E D I N C O M E L I M I T S -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
<b>Gordon County, GA</b>								
VERY LOW INCOME	18650	21300	23950	26600	28750	30900	33000	35150
LOW INCOME	29800	34050	38300	42550	45950	49350	52750	56150
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Grady County, GA</b>								
VERY LOW INCOME	16250	18600	20900	23200	25100	26950	28800	30650
LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Greene County, GA</b>								
VERY LOW INCOME	17350	19800	22300	24750	26750	28750	30700	32700
LOW INCOME	27700	31700	35650	39600	42750	45950	49100	52250
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Habersham County, GA</b>								
VERY LOW INCOME	18450	21050	23700	26300	28450	30550	32650	34750
LOW INCOME	29450	33700	37900	42100	45450	48850	52200	55550
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Hancock County, GA</b>								
VERY LOW INCOME	16250	18600	20900	23200	25100	26950	28800	30650
LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Hart County, GA</b>								
VERY LOW INCOME	17750	20250	22800	25300	27350	29350	31400	33400
LOW INCOME	28350	32400	36450	40500	43750	47000	50200	53450
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Irwin County, GA</b>								
VERY LOW INCOME	17900	20450	23000	25550	27600	29650	31700	33750
LOW INCOME	28650	32700	36800	40900	44150	47450	50700	54000
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Jackson County, GA</b>								
VERY LOW INCOME	20800	23750	26700	29650	32050	34400	36800	39150
LOW INCOME	33200	37950	42700	47450	51250	55050	58850	62650
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Jeff Davis County, GA</b>								
VERY LOW INCOME	16250	18600	20900	23200	25100	26950	28800	30650
LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

\* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

\*\* MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:GEORGIA

----- A J U S T E D I N C O M E L I M I T S -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Jefferson County, GA								
VERY LOW INCOME	16250	18600	20900	23200	25100	26950	28800	30650
LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Jenkins County, GA								
VERY LOW INCOME	16250	18600	20900	23200	25100	26950	28800	30650
LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Johnson County, GA								
VERY LOW INCOME	16250	18600	20900	23200	25100	26950	28800	30650
LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Laurens County, GA								
VERY LOW INCOME	18000	20550	23100	25650	27750	29800	31850	33900
LOW INCOME	28750	32850	36950	41050	44350	47600	50900	54200
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Lincoln County, GA								
VERY LOW INCOME	16250	18600	20900	23200	25100	26950	28800	30650
LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Lumpkin County, GA								
VERY LOW INCOME	20200	23100	26000	28850	31200	33500	35800	38100
LOW INCOME	32300	36900	41550	46150	49850	53550	57250	60900
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Macon County, GA								
VERY LOW INCOME	16250	18600	20900	23200	25100	26950	28800	30650
LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Miller County, GA								
VERY LOW INCOME	16250	18600	20900	23200	25100	26950	28800	30650
LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Mitchell County, GA								
VERY LOW INCOME	16950	19350	21750	24150	26100	28050	29950	31900
LOW INCOME	27050	30900	34800	38650	41750	44850	47950	51000
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

\* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

\*\* MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:GEORGIA

----- A J U S T E D I N C O M E L I M I T S -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Montgomery County, GA								
VERY LOW INCOME	16850	19250	21650	24050	26000	27900	29850	31750
LOW INCOME	26950	30800	34650	38500	41600	44650	47750	50800
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Morgan County, GA								
VERY LOW INCOME	20150	23000	25900	28750	31050	33350	35650	37950
LOW INCOME	32200	36800	41400	46000	49700	53350	57050	60700
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Peach County, GA								
VERY LOW INCOME	20450	23400	26300	29200	31550	33900	36250	38550
LOW INCOME	32700	37350	42050	46700	50450	54150	57900	61650
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Pierce County, GA								
VERY LOW INCOME	17300	19800	22250	24700	26700	28700	30650	32650
LOW INCOME	27650	31600	35550	39500	42650	45800	49000	52150
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Polk County, GA								
VERY LOW INCOME	17050	19450	21900	24300	26250	28200	30150	32100
LOW INCOME	27250	31100	35000	38900	42000	45100	48250	51350
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Pulaski County, GA								
VERY LOW INCOME	18150	20750	23350	25950	28050	30100	32200	34250
LOW INCOME	29050	33200	37350	41500	44850	48150	51500	54800
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Putnam County, GA								
VERY LOW INCOME	18900	21600	24300	26950	29150	31300	33450	35600
LOW INCOME	30150	34500	38800	43100	46550	50000	53450	56900
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Quitman County, GA								
VERY LOW INCOME	16250	18600	20900	23200	25100	26950	28800	30650
LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Rabun County, GA								
VERY LOW INCOME	18700	21350	24000	26650	28800	30950	33050	35200
LOW INCOME	29850	34100	38400	42650	46050	49450	52900	56300
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

\* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

\*\* MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:GEORGIA

----- A J U S T E D I N C O M E L I M I T S -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
<b>Randolph County, GA</b>								
VERY LOW INCOME	16250	18600	20900	23200	25100	26950	28800	30650
LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Schley County, GA</b>								
VERY LOW INCOME	17050	19500	21950	24350	26300	28250	30200	32150
LOW INCOME	27250	31150	35050	38950	42050	45200	48300	51400
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Screven County, GA</b>								
VERY LOW INCOME	17400	19900	22400	24850	26850	28850	30850	32850
LOW INCOME	27850	31800	35800	39750	42950	46100	49300	52450
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Seminole County, GA</b>								
VERY LOW INCOME	16250	18600	20900	23200	25100	26950	28800	30650
LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Stephens County, GA</b>								
VERY LOW INCOME	16250	18600	20900	23200	25100	26950	28800	30650
LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Stewart County, GA</b>								
VERY LOW INCOME	16250	18600	20900	23200	25100	26950	28800	30650
LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Sumter County, GA</b>								
VERY LOW INCOME	16250	18600	20900	23200	25100	26950	28800	30650
LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Talbot County, GA</b>								
VERY LOW INCOME	16600	18950	21300	23650	25550	27450	29350	31250
LOW INCOME	26500	30300	34050	37850	40900	43900	46950	49950
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Taliaferro County, GA</b>								
VERY LOW INCOME	16250	18600	20900	23200	25100	26950	28800	30650
LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

\* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

\*\* MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:GEORGIA

----- A J U S T E D I N C O M E L I M I T S -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
<b>Tattnall County, GA</b>								
VERY LOW INCOME	16250	18600	20900	23200	25100	26950	28800	30650
LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Taylor County, GA</b>								
VERY LOW INCOME	16250	18600	20900	23200	25100	26950	28800	30650
LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Telfair County, GA</b>								
VERY LOW INCOME	16250	18600	20900	23200	25100	26950	28800	30650
LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Thomas County, GA</b>								
VERY LOW INCOME	18200	20800	23400	25950	28050	30150	32200	34300
LOW INCOME	29050	33200	37350	41500	44800	48150	51450	54800
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Tift County, GA</b>								
VERY LOW INCOME	17050	19450	21900	24300	26250	28200	30150	32100
LOW INCOME	27250	31100	35000	38900	42000	45100	48250	51350
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Toombs County, GA</b>								
VERY LOW INCOME	16250	18600	20900	23200	25100	26950	28800	30650
LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Towns County, GA</b>								
VERY LOW INCOME	17900	20450	23000	25550	27600	29650	31700	33750
LOW INCOME	28650	32700	36800	40900	44150	47450	50700	54000
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Treutlen County, GA</b>								
VERY LOW INCOME	16250	18600	20900	23200	25100	26950	28800	30650
LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
<b>Troup County, GA</b>								
VERY LOW INCOME	18100	20700	23300	25850	27950	30000	32100	34150
LOW INCOME	28950	33100	37200	41350	44650	47950	51250	54600
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

\* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

\*\* MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:GEORGIA

----- A J U S T E D I N C O M E L I M I T S -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Turner County, GA								
VERY LOW INCOME	16250	18600	20900	23200	25100	26950	28800	30650
LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Union County, GA								
VERY LOW INCOME	18000	20600	23150	25700	27800	29850	31900	33950
LOW INCOME	28750	32900	37000	41100	44400	47700	50950	54250
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Upton County, GA								
VERY LOW INCOME	16250	18600	20900	23200	25100	26950	28800	30650
LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Ware County, GA								
VERY LOW INCOME	16350	18650	21000	23300	25200	27050	28900	30800
LOW INCOME	26100	29850	33550	37300	40300	43250	46250	49250
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Warren County, GA								
VERY LOW INCOME	16250	18600	20900	23200	25100	26950	28800	30650
LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Washington County, GA								
VERY LOW INCOME	16250	18600	20900	23200	25100	26950	28800	30650
LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Wayne County, GA								
VERY LOW INCOME	18350	21000	23600	26200	28300	30400	32500	34600
LOW INCOME	29350	33500	37700	41900	45250	48600	51950	55300
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Webster County, GA								
VERY LOW INCOME	16250	18600	20900	23200	25100	26950	28800	30650
LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Wheeler County, GA								
VERY LOW INCOME	16700	19100	21500	23850	25800	27700	29600	31500
LOW INCOME	26700	30500	34350	38150	41200	44250	47300	50350
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

\* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

\*\* MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

## GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:GEORGIA

----- A J U S T E D I N C O M E L I M I T S -----

	P R O G R A M	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
White County, GA	VERY LOW INCOME	19150	21850	24600	27300	29500	31700	33900	36050
	LOW INCOME	30600	34950	39350	43700	47200	50700	54200	57700
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Wilcox County, GA	VERY LOW INCOME	16250	18600	20900	23200	25100	26950	28800	30650
	LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Wilkes County, GA	VERY LOW INCOME	16250	18600	20900	23200	25100	26950	28800	30650
	LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Wilkinson County, GA	VERY LOW INCOME	17150	19600	22050	24500	26500	28450	30400	32350
	LOW INCOME	27450	31350	35300	39200	42350	45450	48600	51750
	MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

\* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

\*\* MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG.  
OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT  
01/18/2012 SPECIAL PN