



Heartwood Dreams2Reality Homebuyers Guide

1717 SE 8th Ave Gainesville, FL 32641



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Prepared by the Gainesville Community Reinvestment Area
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Dreams2Reality Program



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Dreams2Reality Program Guidelines

About the Dreams2Reality Program

The Dreams2Reality program was created specifically for Heartwood as a result of the City Commission's direction to make a portion of the homes more affordable. 11 of the 34 homes in Heartwood will have Dreams2Reality financing.

The program offers 5 home models (Red Maple, River Birch, Dogwood, Longleaf Pine, and Cedar) ranging from 1,389 to 1,525 square feet. The Dreams2Reality homes will be within the mid \$190k to \$210k range, depending on the floor plan and the buyer's approved financing amount.

The Dreams2Reality program will have up to \$70k available per home, which will go towards the purchase of the home at the closing.

Who is Eligible

To qualify, the applicant must meet the following criteria:

- Does not currently own a home and has not owned a home since June 30, 2018
- Household income falls within the 2021 HUD Income Limits
- Must be pre-qualified with one of the certified lenders
- Must contribute 2% of the sales price
- Current resident of Alachua County
- Must attend a homebuyer education workshop (to be scheduled after selection)

How to Apply

Applications will be accepted online - the link will be posted on the heartwoodgnv.com website on June 30.

The application cycle for the Dreams2Reality program will run from 10:00 a.m. on June 30 through 10:00 p.m. on July 14.

Applications will require the following information and documents:

- Home model choice
- Lot preference
- Current preapproval letter from a certified lender
- Realtor Name and Contact Information
- Lender Name and Contact Information
- Buyer(s) Name and Contact Information

All applicants will receive an automatic email notification when they have successfully submitted the application.

Notification of Selection

Due to high demand for this program, the applications will be accepted over a two week period and after the application cycle closes, the list will be put through a randomization tool that will reorder the list. The first 11 on the randomized list will then be selected to move forward.

Those who are selected will be notified on July 16. The Department of Housing and Community Development will begin the process of verifying their information to qualify them for the program.

In the event that one of the original 11 do not move forward, the 12th applicant on the list will be selected, and so on. Those applicants will be notified if and when they are selected to move forward.

Important Dates

June 30, 10 a.m.

[Dreams2Reality Application Cycle Opens](#)

July 14, 10 p.m.

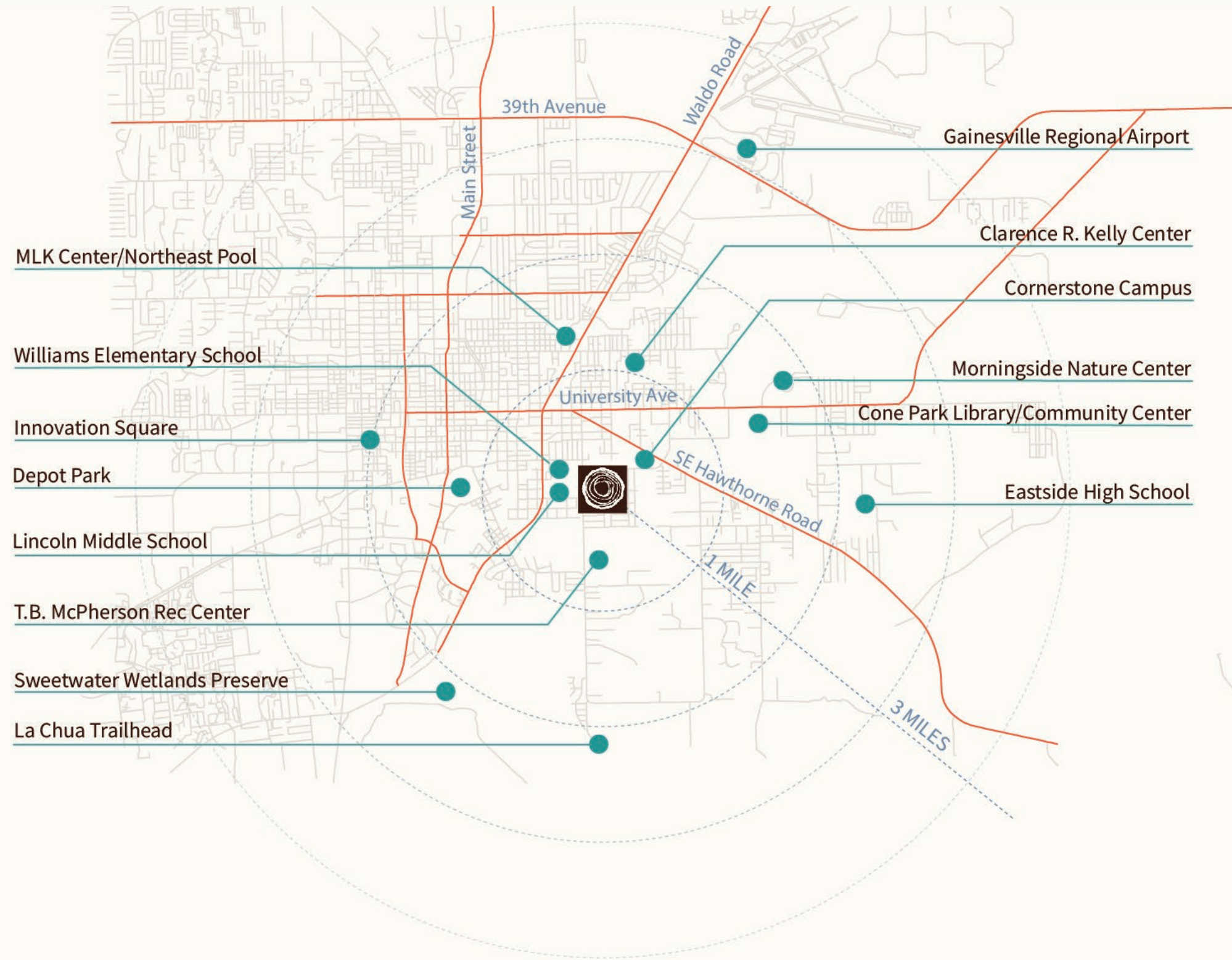
[Dreams2Reality Application Cycle Closes](#)

July 16

[Notification of Selection of Dreams2Reality Applicants](#)



Proximity Map



Heartwood Neighborhood Map



Home Models

Floor plans and elevations are available at <https://heartwoodgmv.com/buy-a-home/home-models/>



Cedar



Dogwood



Longleaf Pine



Red Maple



River Birch

Lot Accommodations with Square Footage Summary

	Red Maple	Dogwood	River Birch	Longleaf Pine	Cedar	Lot Square Footage
LOT 1						5,879
3						6,933
8						6,157
9						6,867
12						6,024
15						5,854
18						6,297
22						6,601
29						5,000
32						5,000
34						5,010
Model Square Footage, Covered	1,979	2,204	2,122	2,344	2,158	
Model Square Footage, Heat/Cool	1,389	1,422	1,436	1,525	1,487	

 Compatible lot/model combination, with Dreams2Reality Financing

Pricing on homes through the Dreams2Reality Program is based on income contingency and model choice.