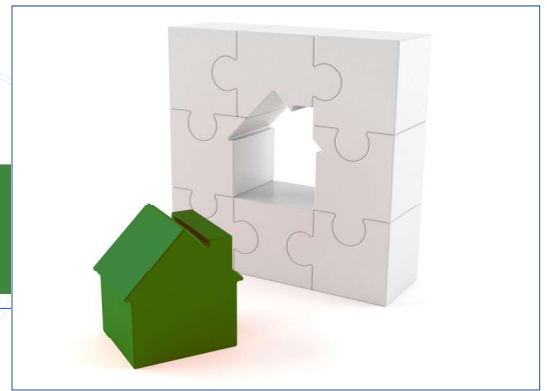


NJHMFA

First-Time Homebuyer Mortgage Program with Down Payment Assistance



PROGRAM DESCRIPTIONS

First-Time Homebuyer

New Jersey Housing and Mortgage Finance Agency's (NJHMFA) **First-Time Homebuyer Mortgage Program** provides a competitive 30-year fixed-rate government insured loan for eligible homebuyers purchasing a home in New Jersey. **The First Time Home Buyer Mortgage Program** can be coupled with the **NJHMFA Down Payment Assistance Program (DPA)**.

Down Payment Assistance

NJHMFA's Down Payment Assistance Program (DPA) provides qualified homebuyers with \$10,000 toward downpayment and/or closing costs. The DPA is a \$10,000 forgivable loan with no interest and no monthly payments. The DPA is forgiven if the Borrower continuously resides in the premises as his/her principal residence for five years from the loan closing date and does not refinance or otherwise convey the first mortgage.

ELIGIBLE BORROWERS

- Borrower(s) must purchase and occupy a residential home in New Jersey.
- Borrower(s) must be a first-time homebuyer, defined as someone who has not had an ownership interest in their primary residence during the previous three years.
- Borrowers of homes located within Urban Target Areas or Qualified Veterans do not need to be first-time home buyers, but must not own another primary residence at closing.
- Property must be occupied as the Borrower's primary residence within 60 days of closing.
- Borrower(s) must meet credit score and debt-to-income requirements.

ELIGIBLE PROPERTIES

- The property must be located in the state of New Jersey.
- Properties must comply with any and all guidelines of the applicable insurer/guarantor such as FHA, VA or USDA.
- The property must be a single-family home, condominium, townhome, manufactured or mobile home, which is permanently affixed to real property owned by the Borrower, or a two- to four-family dwelling unit of which one unit is to be occupied by the Borrower as his or her principal residence.
- Properties located in an Urban Target Area (UTA) are eligible for higher income limits. To determine if the proposed property is within a UTA, visit the Site Evaluator (njhousing.gov/homeownership/buyers/site) and follow the Site Evaluator Tutorial

DOWN PAYMENT/CLOSING COSTS

Down payment requirements are based on the mortgage insurer or guarantor's guidelines. Borrower may fund down payment and closing costs through NJHMFA's Down Payment Assistance Program, which provides eligible homebuyers purchasing a home in New Jersey with \$10,000. FHA requires 3.5% downpayment. VA, and USDA may allow for no downpayment.

INCOME LIMITS

Income limits are determined by the county of the purchase property. Please reference the First Time Home Buyer with DPA handout for additional details.

LOAN TERMS/INTEREST

Call an NJHMFA participating lender for current loan term and rates. The list of participating lenders can be found online at theroadhomenj.com.

HOW DO I APPLY?

To apply for the NJHMFA First-Time Homebuyer Mortgage Program, please contact a participating NJHMFA lender. The list of participating lenders can be found online at theroadhomenj.com.



Urban Target Area Limits

For First-Time Homebuyers

Effective date 5.01.21

MAXIMUM INCOME LIMITS

Limits are listed from lowest to highest COUNTIES	Percent of Area Median Income (AMI)	
	120%	140%
	1-2 FAMILY HOUSEHOLD	3+ FAMILY HOUSEHOLD
Atlantic, Burlington, Camden, Cape May, Cumberland, Gloucester, Hudson, & Salem	\$127,200	\$148,400
Mercer County	\$128,160	\$149,520
Essex, Morris, Sussex, & Union	\$128,880	\$150,360
Monmouth & Ocean	\$130,680	\$152,460
Warren	\$133,200	\$155,400
Bergen & Passaic	\$135,840	\$158,480
Hunterdon, Middlesex, & Somerset	\$147,840	\$172,480

MAXIMUM PURCHASE PRICE LIMITS

COUNTIES	1 - FAMILY	2 - FAMILY	3 - FAMILY	4 - FAMILY
Atlantic, Cumberland, & Mercer	\$381,308	\$488,215	\$590,106	\$733,378
Warren	\$398,682	\$510,391	\$616,909	\$766,709
Burlington, Camden, Cape May, Gloucester, & Salem	\$461,437	\$590,694	\$714,066	\$887,406
Bergen, Essex, Hudson, Hunterdon, Middlesex, Monmouth, Morris, Ocean, Passaic, Somerset, Sussex, & Union	\$879,942	\$1,126,712	\$1,361,845	\$1,692,475

Limits are listed from lowest to highest

*Federal Housing Administration (FHA) & Veteran Administration (VA) maximum mortgage amounts prevail if more restrictive.

The following areas are identified as Urban Target Areas. Entire municipalities may not be a designated Urban Target Area (UTA).

Please use the Site Evaluator online tool at www.njhousing.gov/homeownership/buyers/site/ or contact an NJHMFA participating lender to determine if your property is within a UTA.

Atlantic: Atlantic City, Hamilton Twp., Somers Point

Bergen: Garfield, Hackensack

Burlington: Maple Shade, Mount Holly, Southampton

Camden: Camden, Lindenwold, Pennsauken

Cape May: Woodbine, Lower Township, Middle Township

Cumberland: Commercial Township, Downe, Bridgeton, Millville, Vineland

Essex: Newark, East Orange, Irvington, Montclair, West Orange, City of Orange Twp.

Hudson: Jersey City, Bayonne, Kearny Town, Harrison Town, North Bergen,

Guttenberg Town, West New York, Union City, Hoboken, West New York

Mercer: Trenton

Middlesex: Perth Amboy, New Brunswick, Old Bridge, Edison, Woodbridge

Monmouth: Red Bank, Long Branch, Asbury Park, Neptune Twp., Freehold

Morris: Morristown, Victory Gardens

Ocean: Lakewood, Manchester Twp., Berkeley Twp.

Passaic: Clifton, Passaic, Paterson

Salem: Penns Grove, Salem City

Union: Elizabeth, Plainfield

Warren: Phillipsburg

