

NJHMFA

HFA Advantage Homebuyer Mortgage Program with Down Payment Assistance



PROGRAM DESCRIPTIONS

HFA Advantage Mortgage

The New Jersey Housing and Mortgage Finance Agency's (NJHMFA) **HFA Advantage Mortgage Program** provides a 30-year, fixed-rate conventional loan for eligible homebuyers purchasing a home in New Jersey. The **HFA Advantage Mortgage Program** offers affordable mortgage insurance and low down-payment and can be coupled with the **NJHMFA Down Payment Assistance (DPA)**.

Down Payment Assistance

NJHMFA's Down Payment Assistance Program (DPA) provides qualified homebuyers with \$10,000 toward down payment 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. A 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. If not using the DPA, the first-time homebuyer requirement is waived.
- 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 have a FICO score of 620 or greater and meet debt-to-income requirements.

ELIGIBLE PROPERTIES

- The property must be located in the state of New Jersey.
- Must be a single-family home, condominium, townhome or PUDs.
- Mobile homes, manufactured homes are not eligible.

DOWN PAYMENT/CLOSING COSTS

Down payment requirements are based on the Freddie Mac HFA Advantage guide which typically allow for a 3% downpayment. 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.

INCOME LIMITS

Income limits are determined by the county of the purchase property, but must not exceed 80% of Area Median Income. Please reference the Freddie Mac HFA Income Limits 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 HFA Advantage Mortgage Program, please contact a participating NJHMFA lender. The list of participating lenders can be found online at theroadhomenj.com.



Income Limits

For HFA Advantage Homebuyer Program with Down payment Assistance

Effective date 5.01.21

MAXIMUM INCOME LIMITS

COUNTIES	Percent of Freddie Mac Area Median Income (AMI)
	80%
Cumberland	\$53,920
Atlantic	\$66,480
Cape May & Warren	\$67,920
Burlington, Camden, Gloucester & Salem	\$75,600
Bergen, Essex, Hudson, Hunterdon, Middlesex, Monmouth, Morris, Ocean, Passaic, Somerset, Sussex, Union	\$79,600
Mercer	\$85,540

