# POLICE AND FIREMEN'S MORTGAGE LOAN PROGRAM

## STATUTORY REQUIREMENTS DISCLOSURE

1. The terms of this mortgage loan are governed by the Police and Firemen's Retirement System Act, as amended, N.J.S.A. 43:16A-1 et seq., and such rules and regulations as may be promulgated thereunder ("PFRS Act"). To the extent that the terms of this mortgage may conflict with the PFRS Act, the PFRS Act shall govern.

2. The Borrower(s) shall, within 120 days of the date on which the mortgage loan is made, occupy the residence as his/her principal dwelling place. If any member receiving a mortgage loan pursuant to the provisions of this act, sells or ceases to occupy the mortgage property as his/her residence and principal dwelling place, the entire amount of the mortgage loan, together with any accrued interest thereon, shall be due and payable on the 120th day following that action.

3. Each Borrower is required and covenants to pay a monthly mortgage servicing fee (mortgage loan rate or note rate does not include a servicing charge) on the day monthly payments are due until the loan is paid in full. The current cost of the fee is $30.00 per month. This amount is in addition to the Estimated Total Monthly Payment at the Projected Payments Section of the Closing Disclosure.

4. The Agency may review the monthly servicing fee in the 61st month of the mortgage, and once annually thereafter, and may adjust the fee to ensure that the costs to administer the loan program are covered by this fee.

5. Each Borrower agrees and acknowledges that this loan will not be assumable.

_____ Date:_____

Borrower (sign and print)

Updated: May 25, 2022

PDF Merge Update: June 29, 2022