

NJHMFA

HFA Advantage 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 up to \$15,000 toward down payment and/or closing costs based upon the county of the property being purchased. The DPA is a 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. The DPA may only be utilized by a Borrower one time.

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.

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.

May be used on some deed restricted affordable properties.

The property must be a single-family home, condominium, townhome, PUD, 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.

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 up to \$15,000.

DPA funds may not be used to cover closing costs customarily paid by the property Seller. DPA funds may not be used to cover an appraisal shortfall, where the appraised property value is less than the purchase price of the home.

INCOME LIMITS

Income limits are determined by the county of the purchase property, and apply with or without DPA.

LOAN TERMS/INTEREST

Call an NJHMFA participating lender for current loan term and rates. The list of participating lenders can be found online at <https://www.nj.gov/dca/hmfa/homebuyers-and-renters/lender/>

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 <https://www.nj.gov/dca/hmfa/homebuyers-and-renters/lender/>

UP TO  15K DPA

COUNTY LIST	Down Payment Assistance Amount
Bergen, Essex, Hudson, Hunterdon, Mercer, Middlesex, Monmouth, Morris, Ocean, Passaic, Somerset, Union	\$15,000
Atlantic, Burlington, Camden, Cape May, Cumberland, Gloucester, Salem, Sussex, Warren	\$10,000



INCOME LIMITS

For HFA Advantage Homebuyer Program

Effective date 07.28.25

COUNTY:	MAXIMUM ALLOWABLE PROGRAM INCOME	LOWER COST MORTGAGE INSURANCE FOR INCOMES AT OR BELOW:
ATLANTIC	\$158,040.00	\$82,960
BERGEN	\$164,520.00	\$99,760
BURLINGTON	\$158,040.00	\$95,520
CAMDEN	\$158,040.00	\$95,520
CAPE MAY	\$158,040.00	\$82,960
CUMBERLAND	\$158,040.00	\$69,200
ESSEX	\$162,360.00	\$99,760
GLOUCESTER	\$158,040.00	\$95,520
HUDSON	\$158,040.00	\$99,760
HUNTERDON	\$184,080.00	\$99,760
MERCER	\$158,040.00	\$101,520
MIDDLESEX	\$184,080.00	\$99,760
MONMOUTH	\$164,160.00	\$99,760
MORRIS	\$162,360.00	\$99,760
OCEAN	\$164,160.00	\$99,760
PASSAIC	\$164,520.00	\$99,760
SALEM	\$158,040.00	\$95,520
SOMERSET	\$184,080.00	\$99,760
SUSSEX	\$162,360.00	\$99,760
UNION	\$162,360.00	\$99,760
WARREN	\$160,440.00	\$83,760

