



ED DONNELLY
Chairman

GREGORY PETZOLD
Executive Director

MEMORANDUM

To: Police and Firemen's Retirement System (PFRS) Certifying Officers

From: Ed Donnelly, Chairman

Date: December 12, 2022

RE: PFRS Mortgage Program Update

Please provide to ALL active PFRS employees

The PFRS mortgage program administered by the New Jersey Housing and Mortgage Finance Agency (HMFA) has grown significantly over the past year, representing a market value of over \$1.5 billion. Despite the rapid growth, it is the mission of the PFRSNJ Board of Trustees to continue to offer this benefit to all of its members. The PFRSNJ Board of Trustees has voted to alter the requirements for obtaining new mortgages from the program. The new requirements will be adjustments to the loan-to-value ratio. The new requirements will become active in no less than 60 days. **Participants with mortgages reserved prior to the enacted changes above, will have their mortgages processed under the existing program terms of their reservation.**

The objective of this program will continue to be to provide PFRS active participants the ability to obtain affordable mortgages within the communities in which they serve. These new guidelines will improve risk management for the program going forward, which will ultimately keep this program within its statutory limits.