



DO YOU WANT TO PURCHASE A HOME IN 2021?

**Review these possible down payment & closing cost assistance grants to help you.*
To learn more about the grants below or request an application, contact CJHRC.**

BERNARDS TOWNSHIP Down Payment and/or Closing Cost Assistance Grant

Requirements:

- The home being purchased MUST be an affordable unit/home in Bernards Township
- All applicant(s) MUST have a homebuyer education certificate from CJHRC prior to or within 14 business days of signing a Contract of Sale
- Applicant(s) CANNOT mortgage more than 3 times their gross annual income
- Completed application is submitted after Contract of Sale & receipt of the Home Inspection Report. For new construction, a Certificate of Occupancy is accepted.
- A scheduled phone appointment is required to submit application to CJHRC
- Property MUST be applicant(s) primary residence
- Cannot own any other real estate at time of application
- Applications are accepted until funds are depleted
- Buyers must have saved at least 3% of the purchase price (own funds, no gift money)

FRANKLIN TOWNSHIP Down Payment and/or Closing Cost Affordability Assistance Grant

Requirements:

- The home being purchased MUST be an affordable unit/home in Franklin Township
- All applicant(s) MUST have a homebuyer education certificate from CJHRC prior to signing a Contract of Sale
- Applicant(s) CANNOT mortgage more than 3 times their gross annual income
- Completed application is submitted after Contract of Sale & receipt of the Home Inspection Report. For new construction, a Certificate of Occupancy is accepted.
- A scheduled phone appointment is required to submit application to CJHRC
- Property MUST be applicant(s) primary residence
- Cannot own any other real estate at time of application

RARITAN TOWNSHIP (Hunterdon County) Down Payment and/or Closing Cost Assistance Grant

Requirements:

- The home being purchased MUST be an affordable unit/home in Raritan Township
- All applicant(s) MUST have a homebuyer education certificate from CJHRC prior to or within 14 business days of signing a Contract of Sale
- Applicant(s) CANNOT mortgage more than 3 times their gross annual income
- Completed application is submitted after Contract of Sale & receipt of the Home Inspection Report. For new construction, a Certificate of Occupancy is accepted.
- A scheduled phone appointment is required to submit application to CJHRC
- Property MUST be applicant(s) primary residence
- Cannot own any other real estate at time of application
- Applications are accepted until funds are depleted
- Buyers must have saved at least 3% of the purchase price (own funds, no gift money)

FUNDS ARE DEPLETED; Applications are not being accepted at this time SOMERSET COUNTY American Dream Downpayment Initiative (ADDI)

Requirements: Applications are not being accepted at this time

- The home being purchased MUST be in Somerset County
- Applicant(s) MUST live or work in Somerset County and be a first time homebuyer
- Applicant(s) MUST have a homebuyer education certificate from a HUD Certified housing counseling agency prior to signing a Contract of Sale
- Applicant(s) CANNOT mortgage more than 4 times total gross annual income
- Applicant(s) must have saved at least 5% of the purchase price
- Applicant(s) must meet household income guidelines
- Application is submitted after applicant(s) have a Contract of Sale & a Home Inspection Report (applications are accepted until funds are depleted)
- Buyers must have saved at least 3% of the purchase price (own funds, no gift money)





CENTRAL JERSEY HOUSING RESOURCE CENTER (CJHRC)

501(c)(3) non-profit & HUD Agency

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Visit our website for updates
www.cjhrc.org



Other NJ Down Payment & Closing Cost Assistance Grants*

- ❖ Federal Home Loan Bank of New York's (FHLB NY) Homebuyer Dream Program (HDP) – accepting applications starting May 3, 2021; applicant(s) MUST have a homebuyer education certificate from a HUD Certified Housing Counseling Agency and a Contract of Sale before applying through a participating member. The list of participating members can be found at: <https://www.fhlbny.com/community/housing-programs/hdp/hdp-participating-members>.
- ❖ Middlesex County American Dream Downpayment Initiative (ADDI) (must purchase in Middlesex County)
Contact Melissa Bellamy at 732-745-3025
- ❖ Atlantic County Homebuyers Program (must purchase in Atlantic County); Contact Joe Giraldo at 609-348-3001
- ❖ Mercer County American Dream Downpayment Initiative (ADDI) (must purchase in Mercer County)
Contact Jane Mari at 609-989-6858
- ❖ NJHMFA Down Payment Assistance Program -- [New Jersey Housing and Mortgage Finance Agency | Homebuyers \(nj.gov\)](http://www.nj.gov)
- ❖ Affinity Federal Credit Union – NJ Community Capital Grant Fund
Contact James Goodman at 908-860-7120
- ❖ Bank of America (BOA) – America's Home Grant Program & BOA Down Payment Grant Program
Contact Michelle Brown (NMLS ID 588929) at 732-917-7685
- ❖ Columbia Bank – Homebuyer Dream Program (HDP) (opens 5/1/2021); Contact Brian Haag at 201-196-3600
- ❖ Fulton Bank, N.A. - First Front Door Program & Closing Cost Assistance Program (CCAP)
Contact Bob Davis at 973-945-6609
- ❖ Investors Bank – Investors Bank HOME Affordable Program Grant
Contact Kathy Schulhafer at 732-371-7305
- ❖ M&T Bank – FHA CRA M&T Concession & Loan Subsidy Grant
Contact Lillian Hernandez at 609-524-7162
- ❖ Peapack-Gladstone Bank – Peapack Gladstone Bank Closing Cost Grant & Homebuyer Dream Program (opens 5/1/2021) Contact Alexandra Buono (abuono@pgbank.com)
- ❖ PNC Bank – PNC Grant, Contact Camille Sanchez at 551-221-0051
- ❖ Santander, Bank, N.A. – Opening Door Closing Cost Assistance Program; Contact Janice Foy-Cribb at 609-558-2871 or Hans Molins at 609-230-4457
- ❖ Wells Fargo Home Mortgage – Dream Plan Home; Contact Vonetta Hawkins at 732-221-1952
- ❖ Check with your lender for any grants you may be eligible for.
- ❖ Check with the Town you are purchasing in to see if they offer any grants.

***THIS IS NOT A COMPLETE LIST OF DOWN PAYMENT AND CLOSING COST ASSISTANCE GRANTS. INFORMATION ON THIS DOCUMENT IS PROVIDED "AS IS" WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO THE IMPLIED ACCURACY AND/OR APPLICATION OF DATA AND CONTENT.**

9/17/2021



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