

NEW JERSEY DOWN PAYMENT ASSISTANCE PROGRAM

You can get **up to \$15,000**
for your down payment!*

**Learn more about NJHMFA
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.



- Must be first-time homebuyer
- Up to \$15,000 based on the county
- Ask about forgivable DPA
- Funds can be used toward down payment and closing costs
- Single family & multi-family residence

**Buying a home
begins here.**

United Mortgage Corp. | 800.462.4862 | unitedmortgage.com



This is not a credit decision or a commitment to lend. Rates and programs subject to change without notice and may not be available at commitment or closing. Subject to approval. **Available only to first time homebuyers who must attend the program's first-time homebuyer orientation. Applicants must qualify for the program and meet the program's criteria including the use of the down-payment assistance, applicable properties and geographic areas. United Mortgage Corp., NMLS ID# 1330, 401 Broadhollow Road, Suite 150, Melville, NY 11747, 800-462-4862. United Mortgage Corp. is not affiliated with the U.S. government, HUD, FHA, VA, or any other government agencies. Licensed by the N.J. Department of Banking and Insurance, Residential Mortgage Lender License #9909065 / RMLA-Licensed Mortgage Servicer Registration. For licensing information go to: unitedmortgage.com/licensing and nmlsconsumeraccess.org. Equal Housing Opportunity. SM 2025 United Mortgage Corp. All rights reserved.



FAQ: NEW JERSEY DOWN PAYMENT ASSISTANCE PROGRAM

What property types are allowed with down payment assistance?

- Single-family Home
- Condominium
- Townhome
- Manufactured or mobile home
- 2-4 family

What are the qualifications for down payment assistance?

- Borrower must be a first-time homebuyer, defined as someone who has not had an ownership interest in their primary residence during the past three years
- Borrower must meet credit score and debt-to-income requirements

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

MAXIMUM INCOME LIMITS	
LISTED FROM LOWEST TO HIGHEST Counties	PERCENT OF AREA MEDIAN INCOME (AMI) 140%
Atlantic, Burlington, Camden, Cape May, Cumberland, Gloucester, Hudson, & Salem	\$148,400
Mercer	\$149,520
Essex, Morris, Sussex, & Union	\$150,360
Monmouth & Ocean	\$152,460
Warren	\$155,400
Bergen & Passaic	\$158,480
Hunterdon, Middlesex & Somerset	\$172,480