



**CENTRAL JERSEY  
HOUSING RESOURCE CENTER (CJHRC)**

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

 (908)446-0036  
 2cjhrc@gmail.com

Visit our website for updates  
[www.cjhrc.org](http://www.cjhrc.org)



## DO YOU WANT TO PURCHASE A HOME?

**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)

### SOMERSET COUNTY American Dream Downpayment Initiative (ADDI)

#### **Requirements:**

- 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)

**\*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. INFORMATION IS SUBJECT TO CHANGE.**

4/3/2024





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## Other NJ Down Payment & Closing Cost Assistance Grants\*

### Green Brook Township Affordability Assistance Program

#### Requirements:

- The home being purchased MUST be a low-income affordable unit in Green Brook Township AND applicant household MUST be very low income
- 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 total gross annual income
- Application is submitted after applicant(s) have a Contract of Sale & a Home Inspection Report (applications are accepted until funds are depleted)
- Property MUST be applicant(s) primary residence & applicant(s) cannot own other real estate

- ❖ **Homebuyer Dream Program (HDP) & Homebuyer Dream Program Plus (HDP Plus) (Federal Home Loan Bank of NY)** – Applications are being accepted; 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. For a list of participating members, go to [FHLBNY Housing & Community Lending Programs | Housing Programs: HLB Participating Members](#)
- ❖ **Middlesex County American Dream Downpayment Initiative (ADDI)** (must purchase in Middlesex County)  
Contact Melissa Bellamy at 732-745-3025
- ❖ **NJHMFA Down Payment Assistance Program** -- [New Jersey Housing and Mortgage Finance Agency | Homebuyers \(nj.gov\)](#)
- ❖ **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
- ❖ **Bedminster Down payment Assistance**; Contact CGP&H (609) 664-2769 x 5 or email [homes@cgph.net](mailto:homes@cgph.net)
- ❖ **Citizens Bank** – NJHMFA grant; Contact Richard Matos at 973-687-0993 or email [richard.matos@citizensbank.com](mailto:richard.matos@citizensbank.com)
- ❖ **Columbia Bank** - CRA Grant & Homebuyer Dream Program; Contact Paula Matias at 201-726-2214 or email [pmatias@columbiabankonline.com](mailto:pmatias@columbiabankonline.com)
- ❖ **Fulton Bank, N.A.** - First Front Door Program & Closing Cost Assistance Program (CCAP)  
Contact Bob Davis at 973-945-6609
- ❖ **Kearny Bank** – Homebuyer Dream Program & NJ Community Capital Grant; Contact Jacqueline Gibbs at [jagibbs@kearnybank.com](mailto:jagibbs@kearnybank.com)
- ❖ **Lakeland Bank** – Welcome Home Loan Product & Homebuyer Dream Program; Contact Luis Pachon at 908-472-4697
- ❖ **M&T Bank** – M&T Grant Program; Contact Lenworth Johnson at 732-908-4823 or email [ljohnson17@mtb.com](mailto:ljohnson17@mtb.com)
- ❖ **Magyar Bank** – Homebuyer Dream Program; Contact Richard Stevens at [affordablehousing@magbank.com](mailto:affordablehousing@magbank.com)
- ❖ **Ocean First Bank** – Lender Credit; Contact Troy Ewen at 609-276-9556 or Tom Vogel at 732-674-7538
- ❖ **PNC Bank** – PNC Grant; Contact Camille Sanchez at 551-221-0051
- ❖ **Peapack-Gladstone Bank** – Homebuyer Dream Program & NJ Community Capital Grant; Contact Carolina Rozewski at [mrozewski@pgbank.com](mailto:mrozewski@pgbank.com)
- ❖ **TD Bank** - Home Access, Contact Jack Granger at 973-903-3252 or email [jack.granger@td.com](mailto:jack.granger@td.com)
- ❖ **Tomo Mortgage, LLC** – Tomo Low Income; contact Kyle Clark at 512-265-7109 or email [kyle@hellotomo.com](mailto:kyle@hellotomo.com)
- ❖ **Wells Fargo Home Mortgage** – Dream Plan Home; Contact Michael Lomio at 201-919-2692 or email [Michael.Lomio@wellsfargo.com](mailto:Michael.Lomio@wellsfargo.com)
- ❖ 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.

