



Possible Down Payment & Closing Cost Assistance Grants*

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)





Other NJ Down Payment & Closing Cost Assistance Grants*

- ❖ 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
Contact a participating lender: https://www.nj.gov/dca/hmfa/media/download/buyer/hb_lender_list.pdf
- ❖ 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 at 908-565-3502
- ❖ 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
❖ Contact Latosha Taylor at 908-655-8162 (c) or 908-470-3337 (o)
- ❖ PNC Bank – PNC Grant; Contact Frank Approvato at 908-692-0917
- ❖ Santander, Bank, N.A. – Opening Doors/First Front Door; Contact Paula Matias at 201-726-2214
- ❖ Wells Fargo Home Mortgage – Your First Mortgage; 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.

