Dear Friend:

Mercer County has enhanced our First Time Homebuyer Program to assist individuals and families who are interested in purchasing an affordable home for the first time.

The County First Time Homebuyer Program is made possible through the cooperation between the Mercer County Board of Chosen Freeholders providing down payment and closing cost assistance and area financial institutions providing low interest rate loans.

The Mercer County Consortium is able to provide the First Time Homebuyer Program with the American Dream Downpayment Initiative (ADDI) funds provided by the United States Department of Housing & Urban Development (HUD). The Mercer County Consortium acquired these funds as part of the HOME Investment Partnerships Program Grant.

If you are interested in participating in the County First Time Homebuyer program, I invite you to contact the Mercer County Office of Housing & Community Development at (609) 989-6858 to determine your eligibility to receive assistance.

Sincerely,

Brian M. Hughes
County Executive

Kelvin S. Ganges
Chief of Staff

Lillian L. Nazzaro, Esq.
County Administrator

Anthony P. Carabelli, Jr.
Director
Economic Development

Edward M. Pattik, Director
Housing & Community Dev.

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OF CHosen
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Funded in part by
the HOME
Investment
Partnerships
Program and the
County of Mercer
Prospective homebuyers must meet the following requirements to be eligible for assistance:

- have not owned a home in the last three (3) years
- be a qualified low-income household
- be the owner of the property after purchase
- occupy the property as their principal residence after the purchase
- attend certified housing counseling certificate course
- property must be purchased within Mercer County (excludes the City of Trenton, which receives independent HOME funds)
- must be a United States citizen or legal resident
- exception—a single parent or displaced homemaker

**ELIGIBLE PROPERTY**

Any property that will serve as the prospective homebuyer’s principal residence must include one of the following housing types:

- a single family property (one unit)
- a two-to-four unit property
- a condominium unit
- a cooperative unit
- a manufactured home

The property being acquired must meet United States Housing and Urban Development (HUD) and Local housing standards and code requirements. All codes and standards must be met prior to receiving assistance.

**MAXIMUM PROPERTY VALUE**

The value of any homebuyer/homeowner-occupied property may not exceed 95 percent of the median purchase price for that type of single family housing for the Trenton-Ewing, NJ Metropolitan Statistical Area. The FY 2019 existing housing limits are based on combing two data sources: (1) FHA data purchase price of existing insured by FHA; (2) Federal Housing Finance Agency (FHFA) data on purchase mortgages securitized by Fannie Mae and Freddie Mac. The median sales price as reported by HUD.

**ELIGIBILITY REQUIREMENTS**

**PROGRAM FEATURES**

Down payment and closing assistance only:

- 2% of purchase price towards down payment
- closing costs as determined are based on a demonstrated need not to exceed $4,000.
- Total assistance not to exceed $7,000.

Assistance will be provided as an interest free deferred loan for six years. The homeowner must occupy the home for this period in order for the loan to be forgiven. If the home is sold or the borrower ceases to occupy it as their primary residence prior to the six years, repayment of the total loan amount is required. Lenders are to provide loans based on a 30 year fixed rate with zero (0) points.

**HOMEBUYER EDUCATION**

ISLES, Inc. 609-341-4783
NJ Citizen Action 800-656-9637
*or any HUD approved program

**HOW TO APPLY**

Prospective buyers should call the Mercer County Housing Office at 609-989-6858 and ask for Jane Mari, Program Underwriter.