

MISSION:

The Live Where You Work Homebuyer Program builds strong communities and promotes sustainable land use by encouraging people to live close to their places of employment.

SPONSORS

Live Where You Work is sponsored by the New Jersey Housing and Mortgage Finance Agency (HMFA) in partnership with individual cities, boroughs and towns throughout New Jersey.

ABOUT JERSEY CITY:

Welcome to Jersey City, New Jersey's fastest growing and most diverse city. For those seeking to make Jersey City their home, our city offers a multitude of amenities.

Jersey City is comprised of a unique blend of neighborhoods, from our Historic Downtown and Bergen-Lafayette communities, to the diverse mix in the "Heights," to our city center, Journal Square, to the tight-knit neighborhoods of Marion and Greenville.

In Jersey City you can also find a multitude of cultural and artistic venues, as well as fine dining establishments that represent a variety of cuisines. We are also home to five institutions of higher learning.

There are four PATH stops and four ferry terminals in Jersey City, which provide easy and affordable access to New York City – the cultural and financial capital of the world. However, once you make Jersey City your home, you won't want to leave.

Jersey City also is home to marinas, golf courses, bicycle paths and many other outdoor recreational activities, and the most visited state park, Liberty State Park. With waterfront views on both the east and west side of the city, our residents enjoy premier vistas.

If you already work in Jersey City, the Live Where You Work homebuyer program is just another reason to make Jersey City your new home!



MARGE DELLA VECCHIA
Executive Director
NJHMFA



JERRAMIAH T. HEALY
Mayor
Jersey City, New Jersey



637 South Clinton Avenue
Trenton, NJ 08650-2085
TEL: 609-278-7400
WEB: www.nj-hmfa.com

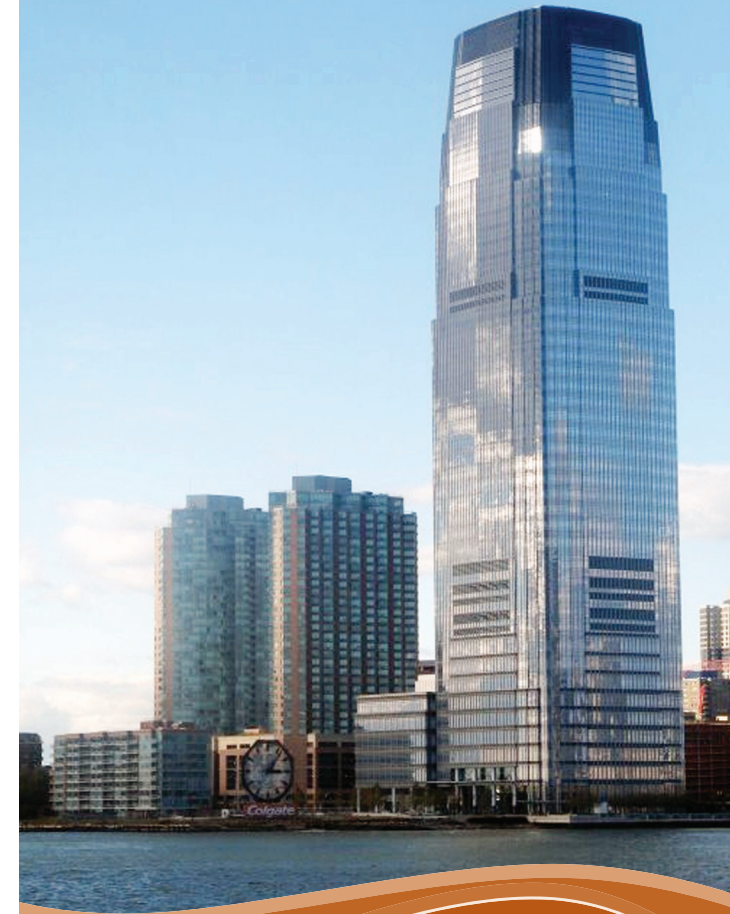


280 Grove Street
Jersey City, NJ 07302
TEL: 201-547-5000
WEB: www.jerseycitynj.gov

This brochure was printed using recycled papers and environmentally-friendly inks.

LIVE WHERE YOU WORK - JERSEY CITY HOMEBUYER PROGRAM

DO YOU WORK IN JERSEY CITY? YOU MAY BE ELIGIBLE!



LIVE WHERE YOU WORK

A PROGRAM OF THE NJ HOUSING AND MORTGAGE FINANCE AGENCY

**ELIMINATE THOSE LONG COMMUTES TO WORK!
DOWN-PAYMENT AND CLOSING COST ASSISTANCE!
MORE FLEXIBLE UNDERWRITING CRITERIA!**

TO LEARN MORE ABOUT LIVE WHERE YOU WORK - JERSEY CITY

VISIT US ON THE INTERNET AT WWW.LIVEMHEREYOUWORK.NJ.GOV OR CALL 1-800-NJHOUSE



LIVE WHERE YOU WORK
A PROGRAM OF THE NJ HOUSING AND MORTGAGE FINANCE AGENCY



SEARCH FOR A HOME

View potential properties by visiting these websites:



WHAT IS LIVE WHERE YOU WORK - JERSEY CITY?

Live Where You Work - Jersey City is a special homebuyer incentive program that provides low-interest mortgage loans to homebuyers who work in Jersey City and who are looking to purchase a home in Jersey City.

WHAT ARE THE BENEFITS OF LIVE WHERE YOU WORK - JERSEY CITY?

- Low-interest mortgages for homebuyers
- Downpayment and closing cost assistance for the purchase of a home
- More flexible underwriting criteria for the loan qualification process

MAXIMUM INCOME LIMITS FOR JERSEY CITY[†]

FAMILY SIZE	CITY WIDE	URBAN TARGET AREA
1-2 person household	\$81,800	\$98,160
3+ person household	\$94,070	\$114,520

MAXIMUM PURCHASE PRICE LIMITS FOR JERSEY CITY^{*}

HOUSE TYPE	CITY WIDE	URBAN TARGET AREA
New 1 family	\$429,619	\$525,090
New 2 family	N/A	\$672,228
Existing 1 family	\$429,619	\$525,090
Existing 2 family	\$550,005	\$672,228
Existing 3 family	\$664,828	\$812,568
Existing 4 family	\$826,218	\$1,009,823

URBAN TARGET AREAS IN JERSEY CITY

Parts of the following Jersey City neighborhoods are eligible for UTA benefits:

- Bergen
- Downtown
- Greenville
- The Heights
- Lafayette
- Marion
- McGinley Square
- Westside

For a complete list of UTA addresses, visit the Live Where You Work - Jersey City website at <http://livewhereyouwork.jerseycitynj.gov>.

[†] These limits are set by the federal government and are subject to change without notice. (Updated 3/31/08)

^{*} Subject to mortgage qualification based on household income and other factors. The size of the loan qualified for depends on borrower's income and may be significantly less than the maximum purchase price limit for the program.