

7-15-08 NJHMFA Bulletin - New Smart Start Options Program

The NJHMFA Smart Start Program has been revised and will be effective for all loans registered Wednesday, July 16 and thereafter as follows:

The Smart Start <80% AMI and the Smart Start >80% AMI programs will be discontinued and replaced by the Smart Start Options program. This program may be accessed on the Internet Loan Reservation System under Home Buyer Program with Smart Start Options (HBP/SSO). The new Smart Start Options program allows the borrower to pick the amount of closing cost/downpayment assistance needed in the amount of 2%, 3% or 4% of the first mortgage loan amount. The Smart Start Options loan is a 5 year forgivable loan with a zero interest rate. The interest rate for NJHMFA 30 year first mortgages are as follows:

- 6.125% - First mortgage with no Smart Start assistance**
- 6.500% - First mortgage with 2% Smart Start assistance**
- 6.625% - First mortgage with 3% Smart Start assistance**
- 6.875% - First mortgage with 4% Smart Start assistance**

The 40 year mortgage requires an additional add-on of .125%.