



## Monmouth County Division of Planning Office of Community Development

---

---

Hall of Records Annex  
One East Main Street  
Freehold, NJ 07728  
Office (732) 431-7460  
Fax (732) 308-2995

Dear Prospective First-Time Homebuyers:

The Monmouth County Office of Community Development office has developed The First-Time Homebuyers Program to provide financial assistance to low and moderate income eligible county residents interested in purchasing a home. Financial assistance is provided in the form of a deferred second payment mortgage loan not to exceed \$10,000 that may be used towards down payment and/or closing costs.

Enclosed is a list of participating lending institutions that are qualified to assist you with this program. If you prefer to conduct business with a mortgage lender other than the one on the attached list, please have them contact our office so that we may qualify them as your lender of choice.

**The lending institution is the primary contact for the First-Time Homebuyers Program** and is responsible for collecting and forwarding your information to this office for processing. In order to apply for assistance from Monmouth County, you must have a Contract of Sale in place. When you apply for a mortgage for the property you intend to purchase, you will then apply for down payment assistance. You will also need to take a Housing Counseling class from a certified HUD approved agency, as your completion certificate must accompany your application. **Please make sure you fill out the "Application for Down Payment Assistance" at the bank or lending institution. The lender will then forward all necessary documents to qualify you to our office, and we will determine whether or not you have met the requirements to receive assistance.** Once the determination has been made, you will receive a preliminary letter that will inform you of the necessary steps to complete the process. Final approval decisions regarding a closing date will be made in approximately eight to ten weeks from our receipt of your application. The County will review and approve all documents identified in the First-Time Homebuyers Program Document Checklist. All closing documents must be reviewed and approved by County Counsel, so please arrange your closing schedule accordingly.

If you have any questions, please feel free to contact Debbie Dovedytis by email at [debra.dovedytis@co.monmouth.nj.us](mailto:debra.dovedytis@co.monmouth.nj.us) or by phone at (732) 431-7460 extension 5736.

Sincerely,

A handwritten signature in black ink that reads "Debbie Dovedytis".

Debbie Dovedytis  
Program Specialist

# FIRST-TIME HOME BUYERS PROGRAM

## *Program Overview*



COUNTY OF MONMOUTH  
OFFICE OF COMMUNITY DEVELOPMENT  
JANURY 2021



**COUNTY OF MONMOUTH**

**FIRST-TIME HOME BUYERS PROGRAM**

*Sponsored By:*

**Monmouth County Board of County Commissioners**

Thomas A. Arnone, Director  
Susan M. Kiley, Deputy Director  
Lillian G. Burry  
Nick DiRocco  
Ross F. Licitra

*Program Administrator:*

**Division of Planning  
Office of Community Development**

Hall of Records Annex  
One East Main Street, 2<sup>ND</sup> Floor  
Freehold, NJ 07728

Phone (732) 431-7460

Fax (732) 308 2995

Email: [debra.dovedytis@co.monmouth.nj.us](mailto:debra.dovedytis@co.monmouth.nj.us)

## INTRODUCTION

The Monmouth County Board of County Commissioners offers the **Monmouth County First-Time Home Buyers Program (FTHB Program)** to provide financial assistance to low and moderate income eligible county residents interested in purchasing a home in Monmouth County and who have resided in Monmouth County for one year at the time of qualification and purchase. Financial assistance is provided in the form of a deferred payment second mortgage loan not to exceed \$10,000 that may be used towards a down payment and/or closing costs. First-Time Home Buyers Program funds are provided through the U.S. Department of Housing and Urban Development (HUD) HOME Investment Partnership Program.

## LENDING PARTNERS

The FTHB Program is coordinated on your behalf through local lending institutions such as banks and mortgage companies. All lenders that participate in the program are trained to assist you, the potential homebuyer, with your application and submission for assistance. Enclosed is a list of lending institutions that are qualified to assist you with this program (Page 9).

If you prefer to conduct business with a mortgage lender other than one on the attached list, please have them contact our office so that we may qualify them as your lender of choice. If your lender fails to contact our office to obtain our program requirements, we cannot accept an application on your behalf from that lender. Your lender is the primary contact for the First-Time Homebuyers Program and is responsible for collecting and forwarding your information to this office for processing.

## PROGRAM ELIGIBILITY

Income eligible applicants must meet the following key eligibility criteria:

1. Have never owned a home,
  - However, if an applicant has previously owned a home, he/she may qualify if they meet one or more of the following criteria:
    - A displaced homemaker
    - A single parent
    - Those who have not owned a home in three (3) years prior to receiving HOME assistance
2. Income is less than the following maximum income limits in Figure 1.

Household Size	Income Limit	Household Size	Income Limit
1	\$ 54,950	5	\$ 84,850
2	\$ 62,800	6	\$ 91,100
3	\$ 70,650	7	\$97,350
4	\$ 78,500	8	\$ 103,650

*\*\*The FTHB Program does not require that the first-time homebuyer remain 'low-income' after meeting the initial test*

**Note:** All household members 18 years of age or older, must submit income documentation. Income limits are effective as of 04/01/2020.

3. Must occupy the property as a **principle, year-round residence**.
4. Must be a **Monmouth County resident of one year** at the time of qualification and purchase in Monmouth County only.
5. Your housing payment (principle, interest, taxes, insurance, and any homeowner association fees) cannot exceed 40% of your income.
6. Take a Housing Counseling course-**See Item #1 in Homebuyer Responsibilities**.
7. Must be purchasing the property without a co-signer. No exceptions.

### **PARTICIPATING MUNICIPALITIES**

All 53 Monmouth County municipalities are participating in the FTHB Program.

### **HOME ELIGIBILITY**

The housing unit you intend to purchase will be reviewed for program eligibility. You may purchase any 1-4 family property or condominium unit (i.e. single-family house, condominium unit, townhouse, manufactured home). The housing unit cannot exceed the maximum purchase price of \$368,000.00 for 1-family and condominium, \$471,000.00 for a 2-family unit, \$570,000.00 for a 3-family unit, and \$706,000.00 for a 4-family unit. It is important to note that *mobile homes are not eligible* for purchase using FTHB Program funds.

Existing housing units (resale) must be inspected and meet the following conditions before funding can be committed to the purchase of the property:

- Homes must meet the Section 8 Housing Quality Standards as well as local construction codes and standards. If the home inspection fails for any reason, the unit must be repaired to meet local requirements and the guidelines as set forth by the United States Department of Housing and Urban Development. All repairs must be completed prior to closing.
- Homes built prior to January 1, 1978 will be visually inspected by the Monmouth County Office of Community Development to determine the presences of lead-based paint. The presence of lead-based paint on either the interior or exterior of the property will result in a “failed inspection”. The lead-based paint must be remediated in accordance with the guidelines set forth by the United States Department of Housing and Urban Development. All repairs must be completed prior to closing.

Newly constructed homes must comply with standard in the current edition of the Model Energy Code published by the Council of American Building Officials (CABO).

### **HOME BUYER RESPONSIBILITIES**

Prior to closing, FTHB Program funds are wire transferred from Monmouth County to the trust accounts of either your attorney or closing agent. Funds are never received directly by you through this process. Anyone entering into a written agreement for HOME assistance (e.g. down payment or closing cost assistance) or a sales contract for the purchase or HOME-assisted unit must:

1. Receive Home Buyer Education Counseling and provide a copy of the counseling certification of completion to the Monmouth County Office of Community Development. Please contact the Affordable Housing Alliance, 3535 Route 66, Parkway 100, Building 4, Neptune, NJ 07754 (732) 389-2958 to learn more about Home Buyer Education Counseling or search the HUD.gov, Click Topics, Click Buy Home,

Click Home buying Programs in State, Click New Jersey, Click Talk to Housing Counselor, Click Housing Counseling Agency, Click New Jersey and a list will come up. Please note that Home Buyer Education Certificates that are older than one year will not be accepted.

2. Provide the Monmouth County Office of Community Development the Business Registration Certificate and W-9 Tax Identification form of either your attorney or closing agent.
3. Notify the Monmouth County Office of Community Development of your closing date and time at least five (5) business days prior to your closing so we may promptly accommodate the wire transfer in time for closing. Closings that occur prior to notifying the county will not be reimbursed.
4. At closing, you will be required to sign a Mortgage, Mortgage Note, and Deed Restriction. These documents convey the restrictions placed on you and the property for a period of five years.
5. Acceptance of the FTHB Program funds requires you must to adhere to the following restrictions for a period of five-years:
  - a. You must keep and maintain your property as your primary residence. You may not rent, sell, or vacate your home. You may not place ownership of your home in anyone else's name. You will be required to abide by the Monmouth County Subordination Policy
  - b. Failure to abide by the guidelines of the Monmouth County FTHB Program for the entire five-year affordability period will require you to repay the FTHB Program funds you received at closing back to the County of Monmouth, interest free.
  - c. You must notify the Office of Community Development if you intending to sell or place the house for sale within the five-year period. The County of Monmouth reserves the right to contact you at any point during the five year affordability period to ensure you are following all guidelines set forth by this program.
  - d. You must provide Office of Community Development with proof of homeowner's insurance and proof that the insurance has been paid. The homeowner's insurance must list (1) The County of Monmouth, (2) Monmouth County Office of Community Development, and (3) Monmouth County Home First-Time Homebuyers Assistance Program as additional insured's, loss payees, or additional mortgagees for the entire five year lien period. The address for the County of Monmouth and its associated entities should read as follows: Hall of Records Annex, 1 East Main Street, 2nd Floor, Freehold, NJ 07728
  - e. If the home is associated with a Condominium Association or a substantially similar entity, 1) The County of Monmouth, 2) Monmouth County Office of Community Development and (3) Monmouth County Home First-Time Homebuyers Assistance Program shall be listed as additional insured's, additional mortgagees or loss payees on the blanket insurance policy for the Association's property. The address for the County of Monmouth and its associated entities should read as follows: Hall of Records Annex, 1 East Main Street, 2nd Floor, Freehold, NJ 07728.
  - f. The County of Monmouth, Monmouth County Office of Community Development Program, and Monmouth County Home First-Time Homebuyers Assistance Program shall be listed as additional insured's, additional mortgagees, or loss payees for the entire 5- year period of the lien.

- g. In the event that the home is located in a Special Flood Hazard Area as identified on the effective FIRM at any time during the five-year period, flood insurance will be required listing the (1) County of Monmouth, (2) Monmouth County Office of Community Development, and (3) Monmouth County Home First-Time Homebuyers Assistance Program as additional insured's, additional mortgagees, or loss payees.
- h. All perspective homebuyers must have Title Insurance naming (1) The County of Monmouth, (2) Monmouth County Office of Community Development, and (3) Monmouth County Home First-Time Homebuyers Assistance Program as beneficiaries on the Schedule A. and Schedule B. The County will also need a CPL from the Title Company naming the above along with their Business Registration and W-9. The address for the County of Monmouth should read as follows:

Hall of Records Annex, 1 East Main Street, 2nd Floor, Freehold, NJ 07728.

#### **APPLICATION PROCESS**

In order to apply for funding consideration, you must follow the procedure outlined in this information packet. You must contact one of the lenders in the attached list in order to obtain the FTHB application packet, as the lender will submit the package on your behalf. If you have any questions, please contact the Monmouth County Office of Community Development at (732) 431-7460 x 5736 or email the program coordinator [debra.dovedytis@co.monmouth.nj.us](mailto:debra.dovedytis@co.monmouth.nj.us).

#### **DOCUMENTATION PROCESSING**

All prospective applicants for the First-Time Homebuyers Program must have a signed "contract of sale" to purchase a home prior to applying for down payment assistance.

At the time you apply for a mortgage, all prospective applicants must also complete the "Application for Down payment Assistance." **The application is obtained from your lender** which must be returned to your lender. Your lender is the primary contact for the First-Time Homebuyers Program and is responsible for collecting and forwarding your information including documents identified on the "Document Checklist" to the Monmouth County Office of Community Development for processing.

Once all documents are received by the First-Time Homebuyers Program coordinator, the review process commences. Factors such as, but not limited to, residency, income, appraised home value, age and condition of the home, and the applicability of HUD regulations will be reviewed to determine client eligibility.

For applicants that are married but legally separated, the spouse not purchasing home will be required to sign a "Quit Claim Deed" to assure s/he will not attempt to assume possession of the property.

Note: If the estimated monthly housing payment including mortgage payment, taxes, insurance and homeowner's association fees (if applicable) exceeds 40% of the applicant's adjusted monthly gross income, the application will be determined ineligible the FTHB Program due to an excessive housing affordability burden it would place on the perspective homebuyer.

**MONMOUTH COUNTY FIRST-TIME HOMEBUYERS PROGRAM  
INITIAL APPLICATION COMPLETENESS CHECKLIST**

**\*\*\*FTHB APPLICATION & ADDITIONAL DOCUMENT CHECKLIST OF ITEMS OBTAINED WITH LENDER\*\*\***

- First-Time Homebuyers Program Application & Contact Sheet**  
Obtained when applying for mortgage with lenders *-All sections completed, signed and dated-*
  
- Section 1 – Homebuyer Applicant Information**  
Complete Applicant/Co-Applicant Information
  
- Section 2 - Additional Related and Unrelated Household Members**  
(Excluding Applicant and Co-applicant)
  
- Section 3 - Background Information**
  1. Single Race
  2. Multi-Race
  3. Ethnicity
  4. Marital Status-If married, give maiden name and marriage date and copy of marriage certificate.  
If divorced, give date and copy of divorce certificate
  
- Section 4- Housing Counseling Certification**  
Provide Housing Counseling Certificate from a Certified HUD Approved Agency must accompany Application and list agency counseling was obtained from
  
- Section 5 –Employment Information**  
Employment verification form or letter from current employer, for all household members 18 years of age or older
  
- Section 6 - Income Information (required for all household members 18 years of age and older even if they will not be on the mortgage)**
  1. Copies of last two years Federal Income Tax Returns for all household members 18 years of age or older. Tax returns must include all schedules and attachments.  
(Those not required to file a Federal income tax return, must submit a notarized Affidavit of Non-Filing – obtained in lender packet only)  
Copies of last four paystubs for each employed household member 18 years of age and older.  
Also include a Verification of Employment Form (VOE) from each employer for every household member 18 years of age or older.
  2. Copies of most recent Social Security benefit award letter.
  3. Copies of most recent pension benefit award letter.
  4. Supporting documentation for all other income
  5. Any household member collecting unemployment must provide documentation from the NJ Department of Labor related to the individual’s claim.
  6. Any household member 18 years of age or older not receiving income must submit a notarized Certification of Zero Income-obtained from lender packet.
  7. Copies of last six (6) months bank statements



**Section 7& 8 - New Property Information**

Property address, municipality, zip code, type property, year built, number of bedrooms, appraised value, purchase price, mortgage amount, interest rate, FHA insured, type of household

**Section 9 - Certification**

**ADDITIONAL INFORMATION NEEDED FOR APPLICATION SUBMITTAL**

Lenders Loan Application (signed)

Loan Estimate (signed)

Real Estate Contract

Credit Report (authorized)

Two (2) forms of Valid Identification (Driver's License, Social Security Card, Passport)

Rent/Mortgage receipts (for last three months)-if you do not pay rent, then please provide a notarized statement attesting to this

Utility Bill (for one month)

Evidence of buyer's down payment (if available)

Affidavit – No Previous Homeownership

Affidavit – Acknowledging Receipt of Program Policy Guidelines

Credit Report Authorization



**DIVISION OF PLANNING, OFFICE OF COMMUNITY DEVELOPMENT  
FIRST-TIME HOMEBUYERS PROGRAM PARTICIPATING LENDERS  
HALL OF RECORDS, ONE EAST MAIN STREET, 2ND FLOOR, FREEHOLD, NJ 07728**

LENDING AGENCY	CONTACT NAME	CITY, STATE	EMAIL ADDRESS	PHONE #
Advisors Mortgage Group LLC	Mona Hulteen	Wall, NJ	<a href="mailto:mhulteen@advisorsmortgage.com">mhulteen@advisorsmortgage.com</a>	732-749-3333
Advisors Mortgage Group LLC	Chrissy Mendes	Wall, NJ	<a href="mailto:cmendes@advisorsmortgage.com">cmendes@advisorsmortgage.com</a>	732-383-7595
Advisors Mortgage Group LLC	Dave Wicki	Middletown, NJ	<a href="mailto:dwicki@advisorsmortgage.com">dwicki@advisorsmortgage.com</a>	732-762-0022
Advisors Mortgage Group LLC	Bill Hendricks	Red Bank, NJ	<a href="mailto:bhendricks@advisorsmortgage.com">bhendricks@advisorsmortgage.com</a>	732-383-5382
Advisors Mortgage Group LLC	Heather Paduch	Ocean, NJ	<a href="mailto:hpaduch@advisorsmortgage.com">hpaduch@advisorsmortgage.com</a>	732-292-3133
Advisors Mortgage Group LLC	Kristofer Jones	Wall, NJ	<a href="mailto:kjones@advisorsmortgage.com">kjones@advisorsmortgage.com</a>	732-245-3166
Advisors Mortgage Group LLC	Jane McClutchy	Red Bank, NJ	<a href="mailto:jmcclutch@advisorsmortgage.com">jmcclutch@advisorsmortgage.com</a>	732-383-5382
Advisors Mortgage Group LLC	Michael Radazzo	Toms River, NJ	<a href="mailto:mradazzo@advisorsmortgage.com">mradazzo@advisorsmortgage.com</a>	732-719-3148
Advisors Mortgage Group LLC	Kevin Kennedy	Toms River, NJ	<a href="mailto:kkennedy@advisorsmortgage.com">kkennedy@advisorsmortgage.com</a>	732-719-3148
Advisors Mortgage Group LLC	Ken Douglas	Toms River, NJ	<a href="mailto:kdouglas@advisorsmortgage.com">kdouglas@advisorsmortgage.com</a>	732-719-3148
Advisors Mortgage Group LLC	Francesca Anello	Ocean, NJ	<a href="mailto:francesca@advisorsmortgage.com">francesca@advisorsmortgage.com</a>	732-522-3028
Advisors Mortgage Group LLC	Heather Paduch	Ocean, NJ	<a href="mailto:locks@advisorsmortgage.com">locks@advisorsmortgage.com</a>	732-292-3133
Advisors Mortgage Group LLC	Jason Levine	Freehold, NJ	<a href="mailto:jlevine@advisorsmortgage.com">jlevine@advisorsmortgage.com</a>	732-972-8800
Advisors Mortgage Group LLC	Jim Ruppert	Wall, NJ	<a href="mailto:jruppert@advisorsmortgage.com">jruppert@advisorsmortgage.com</a>	732-747-0602
Advisors Mortgage Group LLC	Kristy Manguno	Hazlet, NJ	<a href="mailto:kmanguno@advisorsmortgage.com">kmanguno@advisorsmortgage.com</a>	732-292-3133
Advisors Mortgage Group LLC	Victoria Poncio	Ocean, NJ	<a href="mailto:vponcio@advisorsmortgage.com">vponcio@advisorsmortgage.com</a>	732-292-3133
Advisors Mortgage Group LLC	Sean Clark	Ocean, NJ	<a href="mailto:sclark@advisorsmortgage.com">sclark@advisorsmortgage.com</a>	732-292-3133
Advisors Mortgage Group LLC	David Dondero	Ocean, NJ	<a href="mailto:ddonero@advisorsmortgage.com">ddonero@advisorsmortgage.com</a>	732-292-3133
Advisors Mortgage Group LLC	Timothy Ford	Hazlet, NJ	<a href="mailto:tford@advisorsmortgage.com">tford@advisorsmortgage.com</a>	732-859-3833
Advisors Mortgage Group LLC	Shaun Moran	Ocean, NJ	<a href="mailto:smoran@advisorsmortgage.com">smoran@advisorsmortgage.com</a>	732-876-5201
Advisors Mortgage Group LLC	Larry Gould	Ocean, NJ	<a href="mailto:lgould@advisorsmortgage.com">lgould@advisorsmortgage.com</a>	732-640-5729
Advisors Mortgage Group LLC	Zephan Gilani	Wall, NJ	<a href="mailto:zephan@advisorsmortgage.com">zephan@advisorsmortgage.com</a>	609-207-8202
American Financial Network	Dennis Flanagan	Manalapan, NJ	<a href="mailto:dflanagan@afncorp.com">dflanagan@afncorp.com</a>	732-740-7190
American Financial Network	Greg Warham	Manalapan, NJ	<a href="mailto:greg.wareham@lmclending.com">greg.wareham@lmclending.com</a>	973-885-6682
Amercian Mortgage Bankers Corp.	Richard Illion	WLB, NJ	<a href="mailto:info@americanmbc.com">info@americanmbc.com</a>	732-571-1818
American Mortgage Partners. Inc.	Rudolph Pierre	Parsippany/NJ	<a href="mailto:rpierre@americanmpinc.com">rpierre@americanmpinc.com</a>	908-461-9413
American Neighborhood Mortgage Annie-Mac	Jason Miles	Mt. Laurel, NJ	<a href="mailto:jmiles@annie-mac.com">jmiles@annie-mac.com</a>	856-505-6881
Annie-Mac	Mario LoSapio	Hazlet, NJ	<a href="mailto:Mlosapio@annie-mac.com">Mlosapio@annie-mac.com</a>	732-264-2211
Annie-Mac	Jeffrey Coon	Wall, NJ	<a href="mailto:jcoon@annie-mac.com">jcoon@annie-mac.com</a>	732-378-6104
America's First Funding Group	Shonda Neal	Neptune, NJ	<a href="mailto:sneal@affg.org">sneal@affg.org</a>	732-643-0200
Bank of America	Brian Kelly	Middletown, NJ	<a href="mailto:brian.c.kelly@bankofamerica.com">brian.c.kelly@bankofamerica.com</a>	908-601-3198
Bank of America	Michael Vriaku		<a href="mailto:michael.vrlaku@BOFA.com">michael.vrlaku@BOFA.com</a>	732-977-9970
Bank of America	Cindy Ruth	Princeton, NJ	<a href="mailto:cindy.ruth@bofa.com">cindy.ruth@bofa.com</a>	510-314-3300
BFF Lending Services, Inc.	Brian Foster	Holmdel, NJ	<a href="mailto:BrianF@BffMortgage.com">BrianF@BffMortgage.com</a>	732-837-2080



**DIVISION OF PLANNING, OFFICE OF COMMUNITY DEVELOPMENT  
FIRST-TIME HOMEBUYERS PROGRAM PARTICIPATING LENDERS  
HALL OF RECORDS, ONE EAST MAIN STREET, 2ND FLOOR, FREEHOLD, NJ 07728**

LENDING AGENCY	CONTACT NAME	CITY, STATE	EMAIL ADDRESS	PHONE #
Caliber Home Loans	Eric Sandrow	Edison, NJ	<a href="mailto:eric.sandrow@caliberhomeloans.com">eric.sandrow@caliberhomeloans.com</a>	908-244-3188
Caliber Home Loans	Shane Connor	Edison, NJ	<a href="mailto:shane.connor@caliberhomeloans.com">shane.connor@caliberhomeloans.com</a>	732-740-5392
Capital One	Crystal Moon-Boulware	Edison, NJ	<a href="mailto:crystal.moonboulware@capitalone.com">crystal.moonboulware@capitalone.com</a>	732-321-4721
Citibank, N.A.	Brenda McRae	Newark, NJ	<a href="mailto:brenda.a.mcrae@citi.com">brenda.a.mcrae@citi.com</a>	973-824-8698
Citizens Bank	Adam Lepore	Shrewsbury, NJ	<a href="mailto:adam.lepore@citizensbank.com">adam.lepore@citizensbank.com</a>	732-383-1436
Cross Country Morggage, LLC	Reid Waltzer	Morganville, NJ	<a href="mailto:reid.waltzer@myccmortgage.com">reid.waltzer@myccmortgage.com</a>	732-682-8675
Equity Prime Mortgage LLC	James Lyons	Manahawkin, NJ	<a href="mailto:compliance@equityprime.com">compliance@equityprime.com</a>	877-255-3554
Equity Prime Mortgage LLC	Susan Paerels	Manahawkin, NJ	<a href="mailto:Spaerels@equityprime.com">Spaerels@equityprime.com</a>	201-208-5699
Equity Prime Mortgage LLC	Eric Dematteis	Manahawkin, NJ	<a href="mailto:edematteis@equityprime.com">edematteis@equityprime.com</a>	609-597-0007
Equity Prime Mortgage LLC	Eileen Hogan	Manahawkin, NJ	<a href="mailto:ehogan@equityprime.com">ehogan@equityprime.com</a>	732-673-3752
Family First Funding LLC	Donna Marshall	Red Bank, NJ	<a href="mailto:dmarshall@fam1fund.com">dmarshall@fam1fund.com</a>	732-606-4156
Family First Funding LLC	Michael Perry	Red Bank, NJ	<a href="mailto:mperry@fam1fund.com">mperry@fam1fund.com</a>	732-505-4600
Fairway Independent Mortg.	Paul Joseph	Eatontown	<a href="mailto:pjoseph@patriotmtgs.com">pjoseph@patriotmtgs.com</a>	732-904-7779
Finance American Holdings LLC	Martin Grant	Red Bank, NJ	<a href="mailto:mgrant@financeofamerica.com">mgrant@financeofamerica.com</a>	866-274-2530
Finance American Holdings LLC	Luana Hill	Red Bank, NJ	<a href="mailto:luhill@financeofamerica.com">luhill@financeofamerica.com</a>	201-240-5548
First Alliance Home Mortgage	Sam Khalili	Cranford, NJ	<a href="mailto:sam@fahmloans.com">sam@fahmloans.com</a>	732-582-3338
First Alliance Home Mortgage	Mohammad Atiyah	Cranford, NJ	<a href="mailto:maltiyah@fahmloans.com">maltiyah@fahmloans.com</a>	732-582-3338
First Alliance Home Mortgage	George Iskander	Cranford, NJ	<a href="mailto:giskander@fahmloans.com">giskander@fahmloans.com</a>	732-582-3338
First Atlantic Federal Credit Union	Clifford Auld	Eatontown, NJ	<a href="mailto:Clifford.Auld@FAFCU.com">Clifford.Auld@FAFCU.com</a>	732-380-3602
First Atlantic Federal Credit Union	Patrick McDermott	Eatontown, NJ	<a href="mailto:Patrick.McDermott@FAFCU.com">Patrick.McDermott@FAFCU.com</a>	732-380-3602
First Atlantic Federal Credit Union	Andrew Oresto	Eatontown, NJ	<a href="mailto:Andrew.Oresto@FAFCU.com">Andrew.Oresto@FAFCU.com</a>	732-380-3602
First Atlantic Federal Credit Union	Julie Crespo-Cruz	Eatontown, NJ	<a href="mailto:Julie.Crespo-Cruz@FAFCU.com">Julie.Crespo-Cruz@FAFCU.com</a>	732-380-3602
Freedom Mortgage Corp.	Michelle Coleman	Marlton, NJ	<a href="mailto:Michelle.coleman@freedommortgage.com">Michelle.coleman@freedommortgage.com</a>	732-536-0016
Freedom Mortgage Corp.	John Grigos	Marlton, NJ	<a href="mailto:john.grigos@freedommortgage.com">john.grigos@freedommortgage.com</a>	732-536-0016
Freedom Mortgage Corp.	Joseph Campagna	Manalapan, NJ	<a href="mailto:joseph.campagna@freedommortgage.com">joseph.campagna@freedommortgage.com</a>	917-658-8795
Freehold Savings Banks	Maryanne Barth	Freehold, NJ	<a href="mailto:mbarth@freeholdsla.com">mbarth@freeholdsla.com</a>	732-431-0429
Fulton Bank	Rich McCabe		<a href="mailto:rmccabe@fultonmortgagecompany.com">rmccabe@fultonmortgagecompany.com</a>	609-597-7254
Fulton Bank	Ilene Jacobs	Marlboro, NJ	<a href="mailto:ijacobs@fultonmortgagecompany.com">ijacobs@fultonmortgagecompany.com</a>	732-863-5600
Fulton Bank	Dwain Drinkiard		<a href="mailto:ddrinkard@fultonmortgagecompany.com">ddrinkard@fultonmortgagecompany.com</a>	848-480-9527



**DIVISION OF PLANNING, OFFICE OF COMMUNITY DEVELOPMENT  
FIRST-TIME HOMEBUYERS PROGRAM PARTICIPATING LENDERS  
HALL OF RECORDS, ONE EAST MAIN STREET, 2ND FLOOR, FREEHOLD, NJ 07728**

LENDING AGENCY	CONTACT NAME	CITY, STATE	EMAIL ADDRESS	PHONE #
Fulton Bank	Tom Dilger		<a href="mailto:tdilger@fultonmortgagecompany.com">tdilger@fultonmortgagecompany.com</a>	732-890-1480
Gateway Mortgage	Jamie Mazzacco		<a href="mailto:Jamie.Mazzacco@gatewayloan.com">Jamie.Mazzacco@gatewayloan.com</a>	732-784-3485
Greenway Mortgage	Alicia Patero	Middletown, NJ	<a href="mailto:apatero@greenwaylending.com">apatero@greenwaylending.com</a>	732-832-2967
Greenway Mortgage	James Payor	Middletown, NJ	<a href="mailto:jpayor@greenwaylending.com">jpayor@greenwaylending.com</a>	732-832-2967
Homebridge Financial	Christopher Randall	Iselin, NJ	<a href="mailto:crandall@homebridge.com">crandall@homebridge.com</a>	732-738-7100
Homebridge Financial	Renee Stone	Shrewsbury, NJ	<a href="mailto:rstone@homebridge.com">rstone@homebridge.com</a>	732-784-9661
Intercounty Mortgage	Christopher Dorman	Hazlet, NJ	<a href="mailto:chris@intercountymortgage.com">chris@intercountymortgage.com</a>	732-766-8084
Investors Home Mortgage	Rebecca Haller	Millburn, NJ	<a href="mailto:rhaller@myinvestorsbank.com">rhaller@myinvestorsbank.com</a>	975-544-1552
Investors Home Mortgage	Edward Spraulding	Millburn, NJ	<a href="mailto:espaulding@myinvestorsbank.com">espaulding@myinvestorsbank.com</a>	973-544-1323
Investors Home Mortgage	Kathryn Schuelhafer	Millburn, NJ	<a href="mailto:kschulhafer@myinvestorsbank.com">kschulhafer@myinvestorsbank.com</a>	732-371-7305
Jersey Mortgage Company	Scott Simpson	Manasquan, NJ	<a href="mailto:ssimpson@jerseymortgage.com">ssimpson@jerseymortgage.com</a>	732-236-6310
Lakeland Bank	Gary Canonico	Oak Ridge, NJ	<a href="mailto:gcanonico@lakelandbank.com">gcanonico@lakelandbank.com</a>	732-245-2908
MLB Residential Lender LLC	Marty Broonfman	Springfield, NJ	<a href="mailto:mbronfman@mlbmortgage.com">mbronfman@mlbmortgage.com</a>	732-243-0140
Mortgage Capital Associates, Inc.	Robert Shamie	W. Long Branch, NJ	<a href="mailto:rshamie@usmtgcapital.com">rshamie@usmtgcapital.com</a>	732-759-8189
Mortgage Network Solutions	Debbie Maxwell	Hamilton, NJ	<a href="mailto:debbiemaxwell@optonline.net">debbiemaxwell@optonline.net</a>	609-890-7171
M & T Bank	Lillian Hernandez	Princeton, NJ	<a href="mailto:lhernandez@mtb.com">lhernandez@mtb.com</a>	609-524-7162
Movement Mortgage, LLC	Phil Gerlach	Bridgewater, NJ	<a href="mailto:phil.gerlach@movement.com">phil.gerlach@movement.com</a>	862-259-3161
NJ Lenders Corp.	Edward Pascoello	Shrewsbury, NJ	<a href="mailto:ed.pascoello@njlenders.com">ed.pascoello@njlenders.com</a>	732-389-9898
Oak Mortgage Company LLC.	Christopher Murray	Marlton, NJ	<a href="mailto:cmurray@myrepublicbank.com">cmurray@myrepublicbank.com</a>	609-922-2630
Ocean First Bank	Brendan Hogan	Toms River, NJ	<a href="mailto:bhogan@oceanfirst.com">bhogan@oceanfirst.com</a>	732-240-4500
Paramount Residential Mortg.	William McGrorry	Sea Girt, NJ	<a href="mailto:wmcgrorry@prmg.net">wmcgrorry@prmg.net</a>	732-221-3178
Patriot Mortgage	Robert Walsh	Manasquan, NJ	<a href="mailto:bwalsh@patriotmtgs.com">bwalsh@patriotmtgs.com</a>	732-409-7779
Patriot Mortgage	Stephen Priante	Manasquan, NJ	<a href="mailto:spriante@patriotmtgs.com">spriante@patriotmtgs.com</a>	732-409-7779
Patriot Mortgage	Peter Berryman	Manasquan, NJ	<a href="mailto:pberry@partiotmtgs.com">pberry@partiotmtgs.com</a>	732-409-7779
Patriot Mortgage	Paul Joseph	Manasquan, NJ	<a href="mailto:pjoseph@patriotmtgs.com">pjoseph@patriotmtgs.com</a>	732-409-7779



**DIVISION OF PLANNING, OFFICE OF COMMUNITY DEVELOPMENT  
FIRST-TIME HOMEBUYERS PROGRAM PARTICIPATING LENDERS  
HALL OF RECORDS, ONE EAST MAIN STREET, 2ND FLOOR, FREEHOLD, NJ 07728**

LENDING AGENCY	CONTACT NAME	CITY, STATE	EMAIL ADDRESS	PHONE #
Patriot Mortgage	Diane Durkin	Manasquan, NJ	<a href="mailto:diane@patriotmtgs.com">diane@patriotmtgs.com</a>	732-409-7779
Platinum Mortgage	Thomas Barnes	Morganville, NJ	<a href="mailto:tbarnes@thinkmtg.com">tbarnes@thinkmtg.com</a>	732-441-5363
Platinum Mortgage	Lawrence Ambrosino	Morganville, NJ	<a href="mailto:lambrosino@thinkmtg.com">lambrosino@thinkmtg.com</a>	732-441-5363
Platinum Mortgage	Michael Mikhail	Pine Brook, NJ	<a href="mailto:michael@strattonequities.com">michael@strattonequities.com</a>	917-900-7517
PNC Mortgage	Elizabeth Romanowski	Freehold, NJ	<a href="mailto:elizabeth.romanowski@pnc.com">elizabeth.romanowski@pnc.com</a>	732-299-9521
PNC Mortgage	Michael DeBronzo	Manasquan, NJ	<a href="mailto:michael.debronzo@pncmortgage.com">michael.debronzo@pncmortgage.com</a>	609-658-1518
Primary Residential Mortgage	Ronald Mammano	Oakhurst, NJ	<a href="mailto:ron@primeres.com">ron@primeres.com</a>	732-676-1771
Primary Residential Mortgage	Kerry Insano	Oakhurst, NJ	<a href="mailto:kinsano@primeres.com">kinsano@primeres.com</a>	732-676-1771
Primary Residential Mortgage	Brittany	Oakhurst, NJ	<a href="mailto:bcerrato@primeres.com">bcerrato@primeres.com</a>	732-676-1771
Primary Residential Mortgage	Kim Skodmin	Oakhurst, NJ	<a href="mailto:kskodmin@primeres.com">kskodmin@primeres.com</a>	732-676-1771
Prime Lending	Alfredo Feigelmuller	East Brunswick, NJ	<a href="mailto:afeigelmuller@primelending.com">afeigelmuller@primelending.com</a>	732-543-7200
Provident Bank	Sonja Leaven-Davis	Iselin, NJ	<a href="mailto:sonja.leaven-davis@providentnj.com">sonja.leaven-davis@providentnj.com</a>	732-726-5525
The Provident Bank	Barbara Carrollo-Loeffler	Iselin, NJ	<a href="mailto:barbara.carrolloeffler@providentnj.com">barbara.carrolloeffler@providentnj.com</a>	732-726-5540
RJR Mortgage Compancy, LLC.	Ronald Melao	Westfield, NJ	<a href="mailto:ronmelao@rjrmortgage.com">ronmelao@rjrmortgage.com</a>	908-264-7058
RSI Bank	Jennifer Glaser	Rahway, NJ	<a href="mailto:jglaser@rsibanking.com">jglaser@rsibanking.com</a>	732-587-1534
Santander Bank	Mary Ellen Lastella	Middletown, NJ	<a href="mailto:maryellen.lastella@santander.us">maryellen.lastella@santander.us</a>	732-768-1600
TFS Mortgage Corp.	Richard Widmer	Lincroft, NJ	<a href="mailto:rwidmer@tfsweb.com">rwidmer@tfsweb.com</a>	732-758-9300
Two River Community Bank	Christopher Tamayo	Tinton Falls, NJ	<a href="mailto:ctamayo@tworiverbank.com">ctamayo@tworiverbank.com</a>	732-216-6672
Union Home Mortgage	Christopher Padovani	Neptune, NJ	<a href="mailto:cpadovani@unionhomemortgage.com">cpadovani@unionhomemortgage.com</a>	732-207-8700
Union Home Mortgage	Gary Fish	Neptune, NJ	<a href="mailto:gfish@unionhomemortgage.com">gfish@unionhomemortgage.com</a>	732-580-5667
Union Home Mortgage	Eric Bornebusch	Neptune, NJ	<a href="mailto:ebornebusch@unionhomemortgage.com">ebornebusch@unionhomemortgage.com</a>	732-523-4453
United Teletech	Robert Salmon	Tinton Falls, NJ	<a href="mailto:rsalmon@UTCU.Org">rsalmon@UTCU.Org</a>	732-530-8100
United Roosevelt Savings Bank	Tina Campagna	Carteret, NJ	<a href="mailto:tcampagna@ursbank.com">tcampagna@ursbank.com</a>	732-541-5445
Valley National Bank	Lisa Marie Hayden	Red Bank, NJ	<a href="mailto:lhayden@valley.com">lhayden@valley.com</a>	732-842-7710
Valley National Bank	Francine Picciallo	Red Bank, NJ	<a href="mailto:francine.picciallo@valley.com">francine.picciallo@valley.com</a>	732-842-7710
Weichert Financial Services	Marge Stone	Sea Girt, NJ	<a href="mailto:mstone@weichertfinancial.com">mstone@weichertfinancial.com</a>	732-974-1000
Weichert Financial Services	Jon Zippel	Marlton, NJ	<a href="mailto:jzippel@weichertfinancial.com">jzippel@weichertfinancial.com</a>	856-596-0008



**DIVISION OF PLANNING, OFFICE OF COMMUNITY DEVELOPMENT  
FIRST-TIME HOMEBUYERS PROGRAM PARTICIPATING LENDERS  
HALL OF RECORDS, ONE EAST MAIN STREET, 2ND FLOOR, FREEHOLD, NJ 07728**

<b>LENDING AGENCY</b>	<b>CONTACT NAME</b>	<b>CITY, STATE</b>	<b>EMAIL ADDRESS</b>	<b>PHONE #</b>
Weichert Financial Services	Aaron Stanges	Middletown, NJ	<a href="mailto:astranges@weichertfinancial.com">astranges@weichertfinancial.com</a>	732-284-7692
Weichert Financial Services	Peter Rinnyk	Jackson, NJ	<a href="mailto:prinnyk@weichertfinancial.com">prinnyk@weichertfinancial.com</a>	732-370-4664
Wells Fargo	Nicole M. Perrone	Red Bank, NJ	<a href="mailto:nicole.m.perrone@wellsfargo.com">nicole.m.perrone@wellsfargo.com</a>	732-933-5660
Wells Fargo	Vonetta Hawkins	East Brunswick, NJ	<a href="mailto:vonetta.hawkins@wellsfargo.com">vonetta.hawkins@wellsfargo.com</a>	732-565-4828