

## What is the First-Time Homebuyers Program?

Burlington County receives an allocation of HOME Investment Partnerships Program funds each year from the federal government to provide assistance to low and moderate income residents through a variety of local housing related projects.

The Board of County Commissioners has designated a portion of these funds to be made available through the First-Time Homebuyers Program, which is administered by the Division of Community Development & Housing.

The First-Time Homebuyers Program provides direct financial assistance to low and moderate income residents to help with the purchase of a first home within Burlington County.

Eligible applicants may receive a grant for up to \$10,000 in closing cost assistance, interest rate buy down assistance and \$15,000 towards their down payment.



*"The Fair Housing Act prohibits discrimination in housing based on color, race, religion, national origin, sex, familial status or disability."*

## Human Services Department

Letter from the Director:

The Department of Human Services includes services for community residents finding themselves in need of support. The Human Services Building provides the following at one site for convenience:

- Office on Aging
- Division of Behavioral Health & Youth Services
- Division of Community Development & Housing
- Employment & Training Division  
Workforce Development Board
- Housing Hub
- Division of Veterans & Military Services

*-Shirla Simpson, Director*

### Department of Human Services

Human Services Facility  
795 Woodlane Road  
Westampton, NJ 08060

[HumanServices@co.burlington.nj.us](mailto:HumanServices@co.burlington.nj.us)

Monday thru Friday - 8 am - 5 pm

[www.co.burlington.nj.us/257/community-development-housing](http://www.co.burlington.nj.us/257/community-development-housing)



Department of Human Services  
Community Development and Housing

# Burlington County

## First-Time Homebuyers Program



**Your Key to Homeownership**



**Program**  
Sponsored by the  
Burlington County  
Board of  
County Commissioners

## What applicants should do today

Applicants must be pre-approved for a loan by an approved lender.

Applicants must complete a HUD approved first-time homebuyer education course.

## Important Program Highlights

- Maximum Grant amount is \$25,000.00;
- Up to \$10,000.00 is utilized for closing costs and or interest rate buy down;
- Up to \$15,000.00 is utilized for the down-payment;
- Underwriting may take 45 to 60 days to complete;
- Grant is subject to a mortgage being filed on the property by Burlington County Community Development;
- Grant requires that borrower maintain homeowners insurance and list Burlington County as a payee; and
- Grant requires homeowner to reside in property for 10 years.

## What are the eligibility requirements?

- Applicant must purchase a home in a Burlington County municipality participating in the program;
- Applicant must not have owned a home during the 3 year period before using program funds, except a displaced homemaker who owned a home with his or her spouse or a single parent who owned a home with his or her spouse;
- Applicant must possess a minimum of 3% of the purchase price towards the down-payment in a bank account titled in their name;
- Property purchase price can not exceed 95% of Burlington County median value limit;
- Applicant can have no more than 20% of the purchase price in liquid assets; and
- Applicant must satisfy the income limits for eligibility (see table below).

### Income limits for eligibility

Size of Household	Maximum Annual Gross Income
1	\$66,850
2	\$76,400
3	\$85,950
4	\$95,500
5	\$103,150
6	\$110,800
7	\$118,450
8	\$126,100

**Contact Information**  
**First-Time Homebuyers Program**  
**Community Development**  
**Communitydev@co.burlington.nj.us**  
**(609) 265-5072**