



East Trenton Collaborative (ETC) Down Payment Assistance Program Information

- Minimum of \$5,000 or the total of estimated down payment and closing cost (the greater of the two amounts shall be issued) to eligible East Trenton Neighborhood homebuyers identified by the East Trenton Collaborative. The maximum amount of the DPA in any case will be limited to \$10,000.
- Recoverable grants with a 5-year term and due in full upon the sale of the property or refinance of the first existing mortgage. Any homeowner who remains in place for 5 years will have their DPA recoverable grant forgiven.
- Primary residence (1-4 Family) only. No investment or second homes.

Participant Eligibility

- Must have a minimum of one full escrowed mortgage payment (PITI) of their own funds at the time of closing. The amount will be determined by the “first payment” section on the first lender’s Closing Disclosure.
- Income qualified at 80% of gross prior year income based on family size using current Mercer County HUD income guidelines.
- Complete homeownership coaching or counseling from a nonprofit HUD approved counseling organization within the last 12 months.
- ITIN holders are eligible.
- Must have a pre-approval letter from an approved lender and a fully executed purchase contract for an eligible property.
- Eligible properties are located within the East Trenton neighborhood of Trenton’s North Ward.

To enroll in the Address Yourself homeownership program, complete the enrollment form by visiting:
www.addressyourself.org or scan the QR code.



For general information, contact New Jersey Community Capital at:
addressyourself@newjerseycommunitycapital.org or (732) 640-2061