



## Trenton Neighborhood Initiative Homebuyer Assistance Program Down Payment Assistance Information

- Up to \$10,000-\$20,000 down payment and/or closing cost assistance (based on need) to eligible homebuyers purchasing in Trenton, NJ.
- Recoverable grants with a 10-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 10 years will have their DPA recoverable grant forgiven.
- Primary residence (1-4 Family) only. No investment or second homes.

### Participant Eligibility

- Income qualified at 100% of HUD's Area Median Income (AMI) or below for Trenton, NJ adjusted for household size and capped at 4-person household.
- Must be a resident of Trenton, NJ or a Capital Health employee.
- Must have at least the lesser of one escrowed mortgage payment or \$2,000 of their own funds as of application date.
- Must complete homeownership coaching or counseling from a nonprofit HUD approved counseling organization within the last 12 months.
- Must have a pre-approval letter from an approved lender and a fully executed purchase contract for an eligible property in Trenton, NJ.
- Must be closing the first mortgage within 90 days of commitment.
- ITIN holders are eligible.

Below is a breakdown of the current income limits for 2023:

1 Person Household	\$88,400.00
2 Person Household	\$101,000.00
3 Person Household	\$113,600.00
4 Person Household	\$126,200.00
5 Person Household	\$136,300.00
6 Person Household	\$146,400.00
7 Person Household	\$156,500.00
8+ Person Household	\$166,600.00

To enroll in the Address Yourself homeownership program, complete the enrollment form by visiting:

[www.addressyourself.org](http://www.addressyourself.org) or scan the QR code.



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