

First Time Home Buyer Program

Where do I start?

- #1** First step - Set up appointment for First Time Homebuyer (FTHB) course. At the end of the course you will receive a certificate in which you will give a copy to your lender who will then forward a copy onto me.
- #2** **Start saving towards your 3% down payment!** (Purchase price X 3%)
- #3** Call a lender from our list to see how much of a mortgage you qualify for based on your income. This will decide your price range in looking for a home. When you are ready to buy and are rate shopping do not call more than three lenders within a 14 day period or this may pull down your credit score.
- #4** To look for a home, check out the state website **www.njhrc.gov** click on **find housing** then **for sale**. Look at **Burlington County**. If you see a property that you're interested in, print out the application and mail it into the state. NJ Housing is mandated to pull names by lottery. The more lists you're on the better chance you'll have. Check with local realtors, individual townships and newspapers. If you see a new development going up stop in their sales office to see if they have any affordable units and put in an application. For Delran, Delanco and Florence check out **www.piazza-and-associates.com** and on the toolbar click on **News and Info**.
- #5** Start setting up a file to collect all your paperwork for mortgage application. Files need to consist of your last 2 months pay stubs, your last 4 months of bank statements for each account and last 2 years tax returns. Proof of any additional income such as child support. Copy of divorce decree. Certificate from a First Time Home Buyer class.
- #6** Once you find a home, call your lender to get your mortgage preapproved. Once it's preapproved call 609-265-5450 or email me at skeesler@co.burlington.nj.us and give me your lenders name, email address, phone number and also your realtors email address. I will then email your lender a referral form which lists all documents needed. Since the appraisal, title report and commitment take longer to process they can be sent at a later date. Once documents are received from your lender I will call you to come in and sign my application from that point it takes **45-60 days** to schedule your closing.
- #7** Settlement... Sign all mortgage documents! Congratulations you now own your first home.

Congratulations!

Wishing you Happiness in your New Home!