

## First Home Club (FHC)

The Central Jersey Housing Resource Center (CJHRC) has had many individuals and families attain homeownership because of the First Home Club program. Approved participants have the ability to receive grant funds up to \$7,500 towards down payment or closing costs. Applicants must have good credit (score of 650 or higher) and be approved by a member bank to participate. In addition, participants must agree or meet the following criteria in order to be approved/participate in the FHC:

- Meet the Definition of First Time Homebuyer
- Meet the Income Guidelines (80% or below of the area median income)
- Agree to complete an approved Homebuyer Counseling Program (6 hours or more)
- Agree to make systematic monthly deposits into a dedicated savings account with the member bank (that the participant was approved with) for a period of 10-24 months
- Get your mortgage loan from the member (sponsor) bank affiliated with Federal Home Loan Bank of NY
- Agree to sign, at the time of closing, a 5-year subordinate mortgage with the member bank in the amount of the subsidy (grant match) funds

If you are interested in this program you can contact one of the below approved participating lenders:

<b>Federal Home Loan Bank of NY First Home Club Participating Lenders in NJ</b>		
<b>Atlantic Stewardship Bank</b> 630 Godwin Avenue Midland Park, NJ 07432 Sarah Ferrington 201-444-7100 <a href="mailto:sferrington@asbnw.com">sferrington@asbnw.com</a> <a href="http://www.asbnw.com">www.asbnw.com</a>	<b>Capital Bank of New Jersey</b> 175 South Main Road Vineland, NJ 08360 Nia Coombs 856-457-4868 <a href="mailto:ncoombs@capitalbanknj.com">ncoombs@capitalbanknj.com</a> <a href="http://www.capitalbanknj.com">www.capitalbanknj.com</a>	<b>Financial Resources Federal Credit Union</b> 520 Route 22 East, 1 <sup>st</sup> Floor Bridgewater, NJ 08807 Bill Panayote 908-253-6406 bpanayote@finresc.org <a href="http://www.MyFinancialResources.org">www.MyFinancialResources.org</a>
<b>Fulton Bank of New Jersey</b> 533 Fellowship Road Mount Laurel, NJ 08054 Keith German 856-787-6247 <a href="mailto:kgerman@fultonbanknj.com">kgerman@fultonbanknj.com</a> <a href="http://www.fultonbanknj.com">www.fultonbanknj.com</a>	<b>Investors Bank</b> 100 Wood Ave South Iselin, NJ 08830 Phyllis Giangrande 732-452-5482 <a href="mailto:pgiangrande@myinvestorsbank.com">pgiangrande@myinvestorsbank.com</a> <a href="http://www.myinvestorsbank.com">www.myinvestorsbank.com</a>	<b>Lakeland Bank</b> 2717 State Route 23 Newfoundland, NJ 07435 Jody Tobia 973-697-2000 <a href="mailto:jtobia@lakelandbank.com">jtobia@lakelandbank.com</a> <a href="http://www.lakelandbank.com">www.lakelandbank.com</a>
<b>Magyar Bank</b> 400 Somerset Street New Brunswick, NJ 08901 Anggy A. Agudelo 732-342-7600 x111 <a href="mailto:aagudelo@magbank.com">aagudelo@magbank.com</a> <a href="http://www.magbank.com">www.magbank.com</a>	<b>Metuchen Savings Bank</b> 429 Main Street Metuchen, NJ 08840-0431 Kenneth Totten 732-549-4452 <a href="mailto:mortgage@metuchensavingsbank.com">mortgage@metuchensavingsbank.com</a> <a href="http://www.metuchensavingsbank.com">www.metuchensavingsbank.com</a>	<b>NVE Bank</b> 70-76 Engle Street Englewood, NJ 07631 Loan Originations Manager 201-816-2800 <a href="mailto:lending@nvebank.com">lending@nvebank.com</a> <a href="http://www.nvebank.com">www.nvebank.com</a>

<p><b>Ocean First Bank</b>  975 Hooper Avenue  Toms River, NJ 08754  David Zembrzusi  888-623-2633  <a href="mailto:dzembrzusi@oceanfirst.com">dzembrzusi@oceanfirst.com</a>  <a href="http://www.oceanfirstonline.com">www.oceanfirstonline.com</a></p>	<p><b>Oritani Bank</b>  370 Pascack Road  Township of Washington, NJ 07676  John Krantz  201-497-1220  <a href="mailto:jkrantz@oritani.com">jkrantz@oritani.com</a>  <a href="http://www.oritani.com">www.oritani.com</a></p>	<p><b>Peapack Gladstone Bank</b>  500 Hills Drive Ste 300  Bedminster, NJ 07921-1538  Latosha Taylor  908-470-3337  <a href="mailto:ltaylor@pgbank.com">ltaylor@pgbank.com</a>  <a href="http://www.pgbank.com">www.pgbank.com</a></p>
<p><b>Provident Bank</b>  239 Washington Street  Jersey City, NJ 0732  Sonja Leaven-Davis  732-726-5525  <a href="mailto:sonja.leavendavis@providentnj.com">sonja.leavendavis@providentnj.com</a>  <a href="http://www.providentnj.com">www.providentnj.com</a></p>	<p><b>RSI Bank</b>  1500 Irving Street  Rahway, NJ 07065  Alex Szydowski  732-587-1520  <a href="mailto:aszydowski@rsibanking.com">aszydowski@rsibanking.com</a>  <a href="http://www.rsibanking.com">www.rsibanking.com</a></p>	<p><b>Sturdy Savings Bank</b>  506 South Main Street, 2<sup>nd</sup> Floor  Cape May Court House, NJ 08210  Kevin Deely  609-463-5210  <a href="mailto:kdeely@sturdyonline.com">kdeely@sturdyonline.com</a>  <a href="http://www.sturdyonline.com">www.sturdyonline.com</a></p>
<p><b>United Roosevelt Savings Bank</b>  11-15 Cooke Avenue  Carteret, NJ 07008  Kenneth Totten  732-541-5445  <a href="mailto:ktotten@unitedroosevelt.com">ktotten@unitedroosevelt.com</a>  <a href="http://www.unitedroosevelt.com">www.unitedroosevelt.com</a></p>	<p><b>Valley National Bank</b>  1455 Valley Rod  Wayne, NJ 07470  Lynne Cohen  973-305-8800  <a href="mailto:lcohen@valleynationalbank.com">lcohen@valleynationalbank.com</a>  <a href="http://www.valleynationalbank.com">www.valleynationalbank.com</a></p>	