

LIST OF DEED RESTRICTED BANKS/LENDERS

Important to share with your mortgage representative

Purchasing an affordable unit under NJ's Low- and Moderate-Income Program requires recording restrictive covenants immediately after closing: Appendix H (Repayment Mortgage) and Appendix G (Repayment Note), recorded together, and Appendix B (Deed). These documents have no monetary amount but provide notice during title searches and ensure transfers are limited to households approved by the Township's Administrative Agent. The restrictions survive foreclosure.

These units typically require portfolio or specialized mortgage products. The lenders listed below have confirmed they offer financing for restricted units as of this date.

YOU MUST PROVIDE THIS DOCUMENT TO YOUR LENDER AT PRE-APPROVAL OR APPLICATION. FAILURE TO DO SO MAY RESULT IN UNDERWRITING DENIAL. FHA LOANS & GOVERNMENT LOANS MAY NOT WORK IN THIS PROGRAM.

If using an unlisted lender, the preapproval letter must include:

"We understand our mortgage preapproval under NJ's Low- and Moderate-Income Program is subject to recorded restrictive covenants that survive foreclosure. We acknowledge these restrictions and confirm they will not present an issue for our underwriting department."

Financial Institution	Lender Contact	Phone Number
Advisors Mortgage Group, LLC	Nicholas Rosetti	732-292-3133 X162
Affinity Federal Credit Union	James Goodman	908-860-7120
Bank of America	Michelle Brown (NMLS ID 588929)	732-917-7685
CMG Home Loans	Lisa Haydon	862-269-9249
Citizens Bank	Deborah Mason	215-209-9483
Columbia Bank	Paula Matias	201-726-2214
Cross Country Mortgage, LLC	Jennifer Zinna Chatman	732-682-1076
Fulton Bank	Chris Cantagallo	732-644-8865
Loan Depot	Jackelyn Maldonado	609-389-8630
M&T Bank	David Henry Tiffany Alphonso	862-237-3746 732-773-3534
Magyar Bank	Richard Stevens	888-990-2265 x147
Millenium Home Mortgage, LLC	Michelle McDermott	908-233-6610
Peapack Private Bank & Trust	Amaro Pereira	908-334-8789
PNC Bank	Camille Sanchez Jeff Shapiro	551-221-0051 908-310-6347
Provident Bank	Luis Pachon Jennifer Piro	908-472-4697 201-306-8445
Somerset Regal Bank	Dan Iannucci Brian Wagenseller	732-560-1700 X5222 732-805-3901 X6509
TD Bank	Patrick Nicholson	201-803-3504
Valley Bank	David Debonis	973-207-6500

This information is subject to change and CJHRC cannot be held responsible for any outdated or incorrect information. You are not required to use any of these lenders but are required to provide wording that they will approve deed restrictions/restrictive covenants (something in writing from them) and it will not be an issue for underwriting.

OCTOBER 12, 2026