July 31, 2026

[DEED RESTRICTED LENDER LIST – IMPORTANT TO SHARE WITH YOUR LENDER/MORTGAGE REPRESENTATIVE AT TIME OF APPLICATION]

When purchasing an affordable unit in the State of NJ Low and Moderate Income Program, there are restrictive covenants that must be recorded immediately after closing which will be in a lien position. These documents are: Appendix H Repayment Mortgage, Appendix G Mortgage Repayment Note – (these two documents get recorded together) and also Appendix B which is the Deed. These documents do not have a monetary amount they are recorded to ensure all proper parties would be notified of issues during a title search. They are in a lien position to ensure the affordable housing unit cannot be sold (title transferred) to a household not approved by the Administrative Agent for the appropriate Township. **It also means in the case of foreclosure these recorded documents and regulations survive and shall remain in effect despite the entry or enforcement of foreclosure with respect to the restricted ownership unit. Affordable units usually require the buyer to utilize a portfolio or other special loan product when buying one of these units. Below is a list of lenders who have informed us that as of this date they offer financing on affordable housing units with restrictive covenants. IT IS YOUR RESPONSIBILITY TO SHARE THIS DOCUMENT WITH YOUR LENDER/LOAN OFFICER AT THE TIME OF PRE-APPROVAL OR LOAN APPLICATION. FAILURE TO SO, COULD RESULT IN NOT BEING APPROVED BY UNDERWRITING FOR A MORTGAGE. FHA Mortgages do not work for the affordable housing units.**

Possible Lenders for Deed Restricted Properties		
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.