

MISSION:

The Live Where You Work Homebuyer Program builds strong communities and promotes sustainable land use by encouraging people to live close to their places of employment.

SPONSORS:

Live Where You Work is sponsored by the New Jersey Housing and Mortgage Finance Agency (HMFA) in partnership with individual cities, boroughs and towns throughout New Jersey.

ABOUT FRANKLIN TOWNSHIP:

Franklin Township, Somerset County, is centrally located within the heart of New Jersey with excellent access to I-287 and other regional interstate highways. Incorporated in 1798, Franklin Township currently has a population of approximately 60,000 residents. Franklin is 46 square miles in size and encompasses the historic and geographic areas of Zarephath, East Millstone, Franklin Park, Griggstown, Middlebush, Somerset and portions of Kingston and Little Rocky Hill.

Residents of the Township of Franklin live and thrive in a community that values community pride and spirit, celebrates diversity and creates an environment that provides opportunities for all people so that they develop as healthy, caring, positive, educated and responsible members of the community.

Whether you're a start-up looking for the right space to grow your business, a Fortune 500 organization seeking a plentiful and educated workforce, or simply a weekender looking to spend a great time outdoors, Franklin has it all. More than one-third of the Township's land area consists of permanently preserved parks, open space and farmland including the Delaware and Raritan Canal State Park which stretches for 22 miles within Franklin.

In 2008, Franklin Township was named the "#5 Best Place to Live in America" by *Money Magazine*. In 2010, Franklin was once again named a "Best Place to Live in America" and continued to hold the top ranking of New Jersey towns.

If you already work in Franklin, the Live Where You Work Homebuyer Program is just another reason to make Franklin your new home!



637 South Clinton Avenue
Trenton, NJ 08650-2085
TEL: 609-278-7400
www.nj-hmfa.com



475 DeMott Lane
Somerset, NJ 08873
TEL: 732-873-2500
www.franklintwpnj.org/lwyw.pdf

♻️ This brochure was printed using recycled papers and environmentally-friendly inks.

LIVE WHERE YOU WORK - FRANKLIN TWP HOMEBUYER PROGRAM

DO YOU WORK IN FRANKLIN? YOU MAY BE ELIGIBLE!



LIVE WHERE YOU WORK

A PROGRAM OF THE NJ HOUSING AND MORTGAGE FINANCE AGENCY

**ELIMINATE THOSE LONG COMMUTES TO WORK!
DOWNPAYMENT AND CLOSING COST ASSISTANCE!
MORE FLEXIBLE UNDERWRITING CRITERIA!**

TO LEARN MORE ABOUT LIVE WHERE YOU WORK – FRANKLIN

VISIT US ON THE INTERNET AT
WWW.LIVEMHEREYOUWORK.NJ.GOV
OR CALL 1-800-NJHOUSE



LIVE WHERE YOU WORK

A PROGRAM OF THE NJ HOUSING AND MORTGAGE FINANCE AGENCY



SEARCH FOR A HOME

View potential properties by
visiting these websites:**

www.franklintwpnj.org/lwyw.pdf



WHAT IS FRANKLIN'S LIVE WHERE YOU WORK PROGRAM?

Live Where You Work - Franklin is a special homebuyer incentive program that provides low-interest mortgage loans to homebuyers who work in and who are looking to purchase a home in Franklin Township.

WHAT ARE THE BENEFITS OF FRANKLIN'S LIVE WHERE YOU WORK PROGRAM?

- Low-interest mortgages for homebuyers.
- Downpayment and closing cost assistance for the purchase of a home.
- More flexible underwriting criteria for the loan qualification process.
- Additional savings offered by local businesses in partnership with the Township of Franklin. Visit www.franklintwpnj.org/lwyw.pdf for more information.

MAXIMUM INCOME LIMITS FOR FRANKLIN†

FAMILY SIZE	TOWNSHIP WIDE
1-2 person household	\$103,600
3+ person household	\$119,140

MAXIMUM PURCHASE PRICE LIMITS FOR FRANKLIN†

HOUSE TYPE	TOWNSHIP WIDE
New 1 family	\$429,619
Existing 1 family	\$429,619
Existing 2 family	\$550,005
Existing 3 family	\$664,828
Existing 4 family	\$826,218

A MESSAGE FROM MAYOR BRIAN D. LEVINE

Franklin is one of the "Best Places to Live in America." We've always known it but now the country knows too. In 2008, Franklin Township was named the "#5 Best Place to Live in America" by Money Magazine. In 2010, we were once again named a "Best Place to Live in America" and continue to hold the top ranking of New Jersey towns.

Franklin offers a wide variety of housing choices, a myriad of employment opportunities and numerous ways to unwind. In fact, as a result of our award-winning open space preservation program, more than one-third of the Township's land area consists of permanently preserved parks, open space and farmland.

Located in the heart of New Jersey with excellent access to I-287 and other regional interstate highways, Franklin enjoys large employment concentrations in industries that are forecasted to be growth leaders into the future.

Indeed, Franklin Township is a great place to live where you work.

** Not all properties listed on these websites are located within Urban Target Areas.
† These limits are set by the federal government and are subject to change without notice. (Updated 3/31/09)
‡ Interest rates will vary depending on income. See www.livewhereyouwork.nj.gov for more information.