

## 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 THE TOWNSHIP OF EDGEWATER PARK:

The Township of Edgewater Park is a quaint diversified community that is the perfect fit from young growing families to senior residents. Housing lifestyle opportunities range from condominium ownership to rural estates situated on the Delaware River.

Located in Burlington County, New Jersey, Edgewater Park is approximately 20 miles north of Philadelphia and 20 miles south of Trenton. Edgewater Park's affordability along with its highway access, excellent school system, and numerous parks and playgrounds make it the perfect place in which to live and work. The RiverLine's light rail station, located on Cooper Street, provides an alternate way to travel in the region with easy access to Philadelphia-Trenton as well as New York, Baltimore and Washington DC.

Edgewater Park's rich historical past includes the establishment of the Beverly National Cemetery (Department of Veteran Affairs) in August 1864 as a place to bury the dead from the Civil War hospital that was once located in Beverly City. The first burial was Warner Haskell on August 29, 1864. Built in 1879, the caretaker's house represents a strong example of that period's Mansard-style roof, which was designed by General Montgomery Meigs.

Residents also enjoy the outdoors through a park system of nearly 100 acres of active and passive recreation facilities. Our parks include recreational opportunities for baseball, softball, soccer, football, basketball, tennis and bocce ball. The Red Dragon, a privately owned canoe club located on the Delaware River, offers sailing lessons for the young and young at heart.

**If you already work in Edgewater Park, the Live Where You Work homebuyer program is just another reason to make Edgewater Park your new home!**



637 South Clinton Avenue  
Trenton, NJ 08650-2085  
TEL: 609-278-7400  
[www.nj-hmfa.com](http://www.nj-hmfa.com)



400 Delanco Road,  
Edgewater Park, NJ 08010  
TEL: 609-877-2050  
[www.edgewaterpark-nj.com/lwyy](http://www.edgewaterpark-nj.com/lwyy)

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# LIVE WHERE YOU WORK - EDGEWATER PARK HOMEBUYER PROGRAM

DO YOU WORK IN EDGEWATER PARK? YOU MAY BE ELIGIBLE!



## LIVE WHERE YOU WORK

A PROGRAM OF THE NJ HOUSING AND MORTGAGE FINANCE AGENCY

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



# TO LEARN MORE ABOUT LIVE WHERE YOU WORK – EDGEWATER PARK

VISIT US ON THE INTERNET AT  
[WWW.LIVELHEREYOUWORK.NJ.GOV](http://WWW.LIVELHEREYOUWORK.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.edgewaterpark-nj.com/lwyw](http://www.edgewaterpark-nj.com/lwyw)



### WHAT IS EDGEWATER PARK'S LIVE WHERE YOU WORK PROGRAM?

Live Where You Work - Edgewater Park has 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 Edgewater Park.

### WHAT ARE THE BENEFITS OF EDGEWATER PARK'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 Edgewater Park. Visit [www.edgewaterpark-nj.com/lwyw](http://www.edgewaterpark-nj.com/lwyw) for more information.

### MAXIMUM INCOME LIMITS FOR EDGEWATER PARK<sup>††</sup>

FAMILY SIZE	TOWNSHIP WIDE
1-2 person household	\$85,600
3+ person household	\$98,440

### MAXIMUM PURCHASE PRICE LIMITS FOR EDGEWATER PARK<sup>†</sup>

HOUSE TYPE	TOWNSHIP WIDE
New 1 family	\$346,600
Existing 1 family	\$346,600
Existing 2 family	\$390,382
Existing 3 family	\$474,296
Existing 4 family	\$547,265

### A MESSAGE FROM THE MAYOR OF EDGEWATER PARK

*“Edgewater Park Township is a small community with a big heart. Many families living in our township have been here for a number of generations. From young couples and families just starting out to our senior community, Edgewater Park has a great diversity of residents.*

*Residents know that Edgewater Park is the type of community that is based around family... that's why “Live Where You Work” is an important program that will encourage more of our residents and neighbors to “live and work” close to home.*

*I invite you to take advantage of this opportunity and to learn more about Edgewater Park Township. We will work together to make you a part of our community.”*

\*\* 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 3/31/08)

†† Interest rates will vary depending on income. See [www.livewhereyouwork.nj.gov](http://www.livewhereyouwork.nj.gov) for more information.