

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 LAKEWOOD:

Lakewood Township is a vibrant, exciting place to live and work, a natural beauty set amid parks, lakes, golf courses, and a busy downtown for shopping. The treasure of the rich and famous dating from the 1800s, Lakewood offers old-world charm, a hometown feeling, and solid values along with 21st Century amenities.

Business opportunities abound in Lakewood not only because of its location, but also because of its ongoing growth and phenomenal development. Lakewood is situated near several major roads, including the Garden State Parkway. It is within an hour and a half of New York City, Philadelphia, and Atlantic City, and only a few miles from beaches, boardwalks, and malls.

Lakewood has its own airport and the second largest industrial park in the state, featuring light manufacturing and clean industry. As a designated UEZ (Urban Enterprise Zone), Lakewood offers a 3.5 percent sales tax in the Zone, providing significant business incentives, employment, and shopping advantages.

Lakewood is also home to the popular Lakewood BlueClaws, a "Single A" Minor League affiliate of the Philadelphia Phillies. The historic Strand Theater offers year-round entertainment in plush, air-conditioned surroundings.

Lakewood is home to two universities: the famous Georgian Court University and Beth Medrash Govoha, a rabbinical college known throughout the world.

Lakewood's focus on economic development, coupled with an ideal place to live make Lakewood a highly sought-after community.

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



MARGE DELLA VECCHIA
Executive Director
NJHMFA



STEVEN LANGERT
Mayor
Lakewood, New Jersey



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<http://twp.lakewood.nj.us/lwyw>

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

LIVE WHERE YOU WORK - LAKEWOOD HOMEBUYER PROGRAM

DO YOU WORK IN LAKEWOOD? 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 – LAKEWOOD

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



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SEARCH FOR A HOME

View potential properties by visiting these websites:**

<http://twp.lakewood.nj.us/lwyw>



WHAT IS LAKEWOOD'S LIVE WHERE YOU WORK PROGRAM?

Live Where You Work - Lakewood 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 Lakewood.

WHAT ARE THE BENEFITS OF LAKEWOOD'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 Lakewood. Visit <http://twp.lakewood.nj.us/lwyw> for more information.

MAXIMUM INCOME LIMITS FOR LAKEWOOD†‡

FAMILY SIZE	TOWNSHIP WIDE
1-2 person household	\$87,700
3+ person household	\$100,855

MAXIMUM PURCHASE PRICE LIMITS FOR LAKEWOOD†

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 STEVEN LANGERT

Lakewood is a place where you can have it all. We have the second largest industrial park in N.J., featuring light manufacturing and clean industry along with many growing business and job opportunities. In our town we have two universities; the historic Strand Theater with year-round entertainment; our own championship minor league baseball team and stadium; three county parks for relaxing, swimming, fishing, biking, playing tennis, and sports; two public golf courses; and 10 municipal playgrounds. Although we have our own bustling downtown for shopping, we are only minutes from malls, boardwalks, and beaches.

Lakewood's population is exploding. So are our businesses and our need for employees. We have more than 2500 local retail and professional businesses; and about 500 of them are participating in the UEZ, a program that benefits shoppers with a 3.5 percent sales tax and merchants with many tax incentives. Our location is ideal—near the Garden State Parkway and within an hour and a half from New York City, Philadelphia, and Atlantic City. Who wouldn't want to live in Lakewood!

** 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.