

## 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 CITY OF ATLANTIC CITY:

Famous for its boardwalk, casinos and sandy beaches, Atlantic City is a year round resort community. If you have not considered living in Atlantic City year round, think again! Whatever you want in a "place to call home," Atlantic City has what you are looking for.

In the last few years alone, more than \$1.4 billion in new retail development has changed the City's image as a major shopping destination. The Pier, The Quarter, and The Walk have brought 5th Avenue quality retailers to the City, while more than 30 high-end restaurants have opened within the last five years.

And that's not all! New residential neighborhoods are being built and families of all ages are moving in and enjoying all the City has to offer. Millions of dollars of residential development have been completed in the NE Inlet and Atlantic Heights. Hundreds of new homes have been completed over the last 10 years and 400 new homes are under construction with more being planned in the future.

Atlantic City offers a wide range of job opportunities, the majority of which are in the Hotel and Casino Industry. Public transportation via train, plane or bus is readily available right within the City. NJ Transit runs to and from Philadelphia, the Atlantic City Rail Terminal is located right at the Convention Center, Bus service on Atlantic Avenue will get you to NYC, Philadelphia, Baltimore and Washington, DC and for longer distances the Atlantic City International Airport is located just nine miles northwest from the City.

So what are you waiting for? Come visit and see why we call Atlantic City home!

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



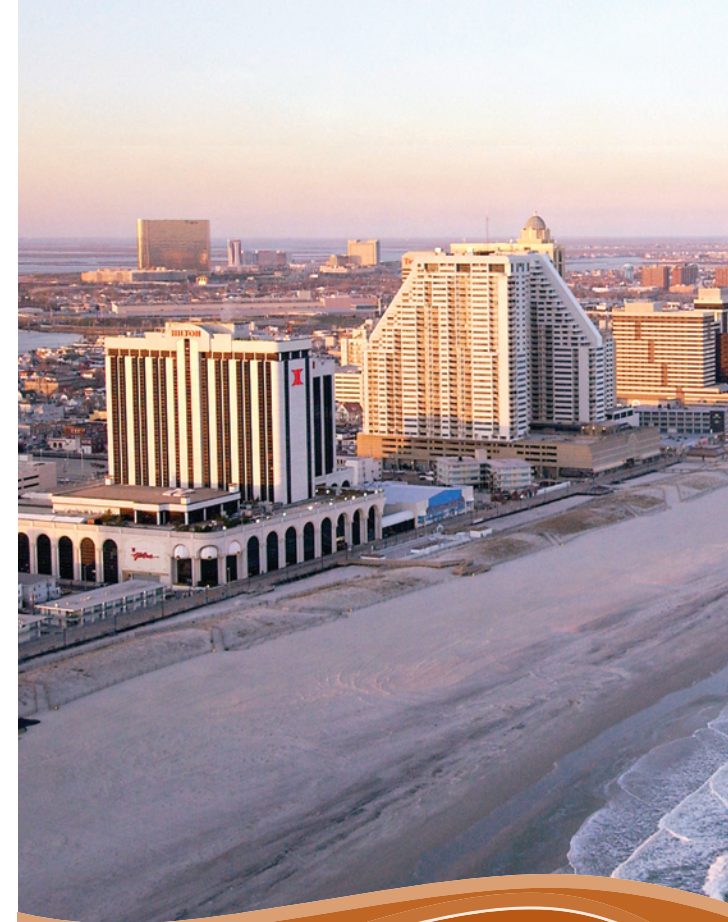
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TEL: 609-278-7400  
WEB: [www.nj-hmfa.com](http://www.nj-hmfa.com)



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Atlantic City, NJ 08401  
TEL: 609-347-5404  
WEB: [www.cityofatlanticcity.org/lwyw](http://www.cityofatlanticcity.org/lwyw)

# LIVE WHERE YOU WORK - ATLANTIC CITY HOMEBUYER PROGRAM

DO YOU WORK IN ATLANTIC CITY? 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— ATLANTIC CITY

VISIT US ON THE INTERNET AT  
[WWW.LIVEMHEREYOUWORK.NJ.GOV](http://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.cityofatlanticcity.org/lwyw](http://www.cityofatlanticcity.org/lwyw)



## WHAT IS ATLANTIC CITY'S LIVE WHERE YOU WORK PROGRAM?

Live Where You Work - Atlantic City 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 Atlantic City.

## WHAT ARE THE BENEFITS OF ATLANTIC CITY'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 City of Atlantic City. Visit [www.cityofatlanticcity.org/lwyw](http://www.cityofatlanticcity.org/lwyw) for more information.

## MAXIMUM INCOME LIMITS FOR ATLANTIC CITY†

FAMILY SIZE	CITY WIDE	URBAN TARGET AREA
1-2 person household	\$81,800	\$98,160
3+ person household	\$94,070	\$114,520

## MAXIMUM PURCHASE PRICE LIMITS FOR ATLANTIC CITY†

HOUSE TYPE	CITY WIDE	URBAN TARGET AREA
New 1 family	\$408,357	\$499,125
New 2 family	NA	\$562,172
Existing 1 family	\$408,357	\$499,125
Existing 2 family	\$459,959	\$562,172
Existing 3 family	\$558,828	\$683,013
Existing 4 family	\$644,802	\$788,092

Some Atlantic City neighborhoods have partial Urban Target Area eligibility. For more information, review the Urban Target Area Street Directory found at [www.livewhereyouwork.nj.gov](http://www.livewhereyouwork.nj.gov)\*\*



\*\* Not all Atlantic City 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.