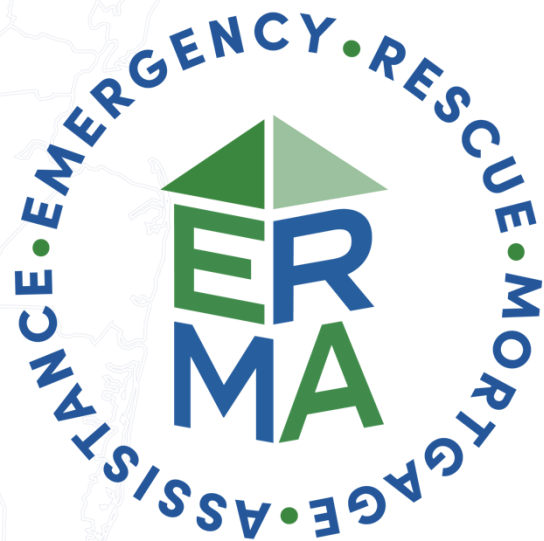


Emergency Rescue Mortgage Assistance



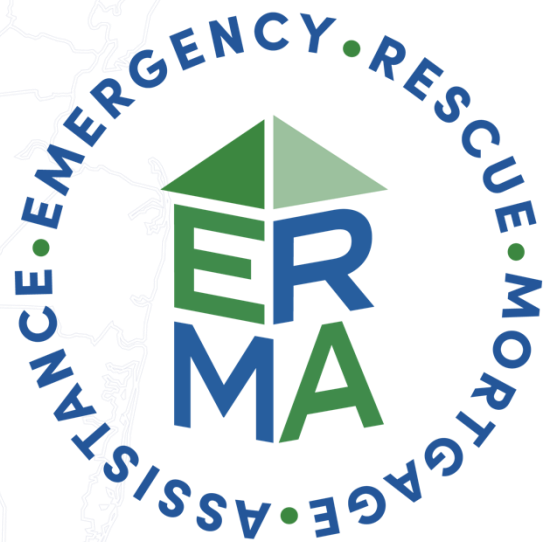
- **WHO ARE WE?**





ABOUT US:

The New Jersey Housing and Mortgage Finance Agency (NJHMFA) provides funding for affordable home ownership and housing opportunities for New Jersey residents. NJHMFA is the State's housing finance agency. We respond to the needs of residents by implementing creative programs and establishing alliances that fund affordable home mortgages for first-time home buyers. NJHMFA's programs are offered through our network of approved lenders.



- **OUR MISSION**





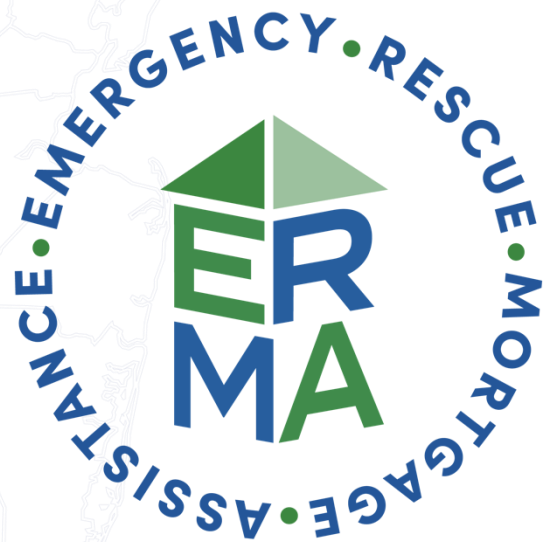
EMERGENCY • RESCUE • MORTGAGE • ASSISTANCE
ERMA



MISSION:

The New Jersey Housing and Mortgage Finance Agency (NJHMFA) advances the quality of life for residents of and communities throughout New Jersey by investing in, financing, and facilitating access to affordable rental housing and homeownership opportunities for low and moderate-income families, older adults, and individuals with specialized housing needs.





New Jersey Emergency Rescue Mortgage Assistance

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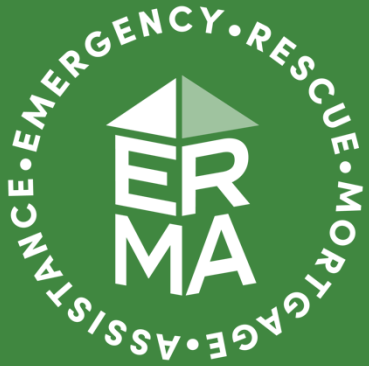


ERMA Overview

- Assist New Jersey homeowners who were unable to pay their mortgage or other eligible housing expenses, such as property taxes, due to COVID-19 related hardship
- Eligibility for up to \$35,000 per household
- Mortgage Reinstatement
 - *One-time payment to settle mortgage arrearages*
- Monthly Payment
 - *Up to four months of mortgage payment assistance*



ERMA Overview



Hardship Eligibility

- Must have experienced a COVID-19 related financial hardship after January 21, 2020
- 10% reduction of income or 10% increase in COVID-19 related expenses



ERMA Overview

Property Requirements

- Owner-occupied primary residence
- Must be located in New Jersey
- One to four-unit property
- Must be attached or detached house, or a condominium unit, or a manufactured home on a foundation permanently affixed to real property

Income Requirements

- AMI may not exceed 150% of the Applicant's county maximum for their household size, with a priority given to applicants with an AMI under 100%.



ERMA Overview

Loan Criteria

- Must not have been 30 days or more delinquent on January 21, 2020
- Mortgage servicer must be willing/able to accept and apply program funds

Structure of Assistance

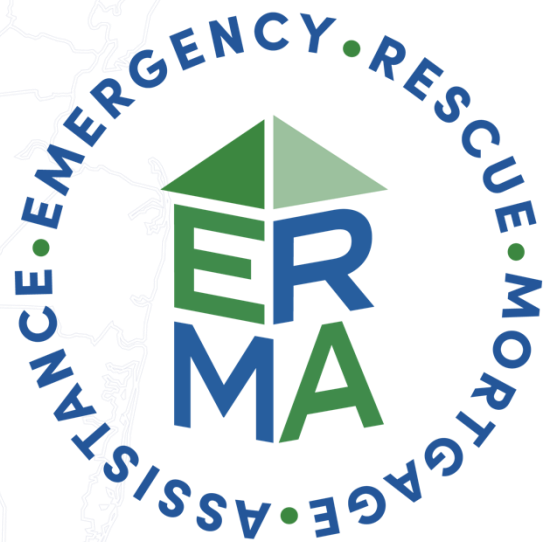
- 0% interest rate (non-amortizing), forgivable, subordinate three-year loan
- Must be paid upon sale or transfer or refinance (except for rate/term) of property prior to third year



HOW CAN YOU **HELP?**

- Share this vital information with your community partners
- Share on your websites and social media pages
- Utilize our digital and printed media tool kit
- Spread the word that help is available.





- **Housing Counselors**



Roles & Responsibilities

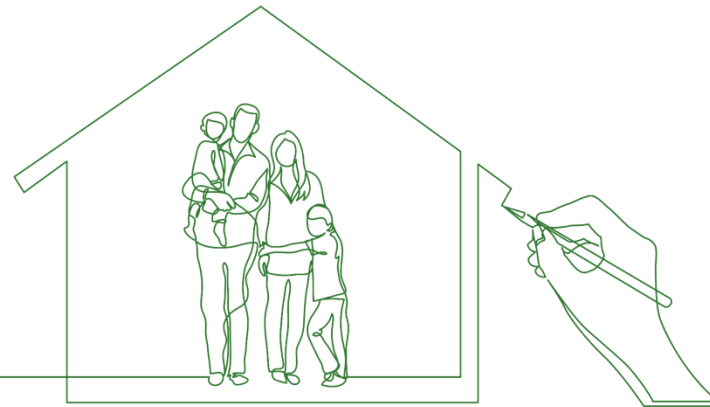
- Work closely with the homeowner and help complete the application
- Ensure the application is accurate and all documents are uploaded
- Advise applicant of other options if available

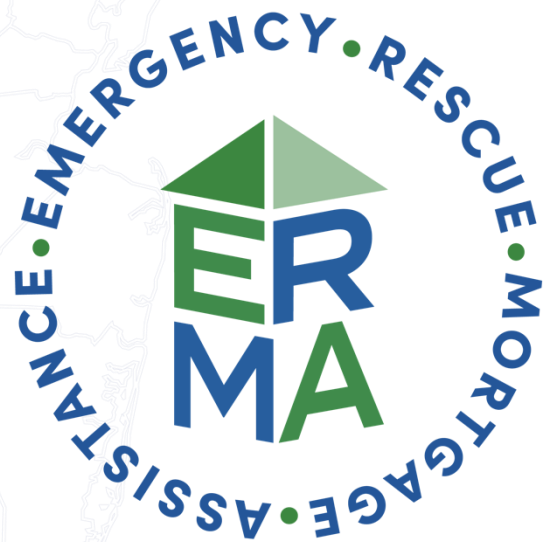


HUD-Approved Housing Counselors

- Clarifi
- NFDM or Consumer Credit & Budget Counseling
- Epic Community Development
- Housing Partnership Counselor
- Isles, Inc.
- Navicore Solutions
- NJ Citizen Action
- PRAHD
- Tri-City Peoples Corporation

*Subject to change





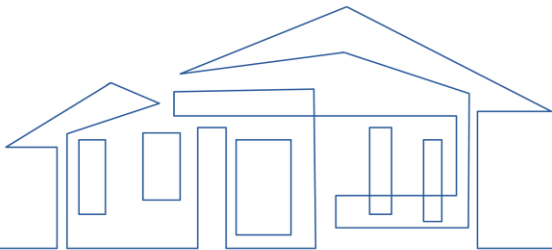
- **Application Intake**



ACCESSING APPLICATION



- You can access the application via your Internet browser (*PC or laptop recommended*)
- Use Google Chrome (*not compatible with Internet Explorer*)
- www.njerma.com



njhousing.gov • 1.855.647.7700

[FAQs](#)[Required Documents](#)[Report Fraud](#)[Login](#)

A Helping Hand for Homeowners in Need

If you have experienced a financial hardship and an increase in housing related expenses associated with the coronavirus pandemic that created a risk of mortgage delinquency, mortgage default, foreclosure or property tax lien, the Homeowner Assistance Fund may be able to help.

[Apply Here](#)[Required Documents](#)

Welcome to New Jersey's Emergency Rescue Mortgage Assistance (ERMA) Application Portal

If you have received an ERMA-Pilot program postcard inviting you to apply for the program during its pilot phase, please review the list of required documents needed to apply. We expect to begin taking applications on Monday, October 18, 2021.

If you did not receive an ERMA-Pilot program postcard inviting you to apply for the program, please visit our website at [this link](#) to obtain important details about our upcoming statewide ERMA program roll-out and to register for automatic program updates.

You can also email the ERMA team at HAFServicing@njhmfa.gov or call us at (855) 647-7700 between the hours of 8am and 5pm Monday through Friday.

Application Process

1. Pass the pre-screening.
2. Create your account.
3. Complete the online application and provide documents.
4. Sign and submit your application.
5. Monitor for application updates on your account dashboard.

[Begin Application](#)



Initial Screening

Find out if you're eligible for assistance.

Before you create an account and fill out an application, please answer these questions below to determine if you meet the basic eligibility requirements for this program.

Application Process

1. Pass the pre-screening.
2. Create your account.
3. Complete the online application and provide documents.
4. Sign and submit your application.
5. Wait to receive application updates on your account dashboard.

Questionnaire

1. Is the property, that you are applying to receive assistance, your primary residence?

Yes No

Next →

Cancel

APPLICATION REQUIREMENTS

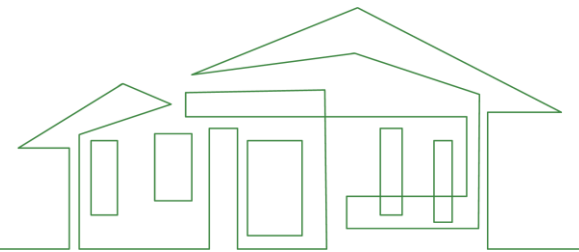
DOCUMENTATION REQUIREMENTS

- **Valid Identification**
 - Photo driver's license or other photo government-issued identification for all adults listed on the application
- **Income**
 - 30 days most recent paystubs, SSI/SSD statement, income award letter, pension or retirement statement
- **Bank Statement**
 - 60 days of statements for all mortgagors, spouses, and other adults listed on application
- **Tax returns**
 - Two years (2019 forward) needed for all mortgagors, spouses, and other adults listed on application
 - Signed 4506 C form
- **Mortgage Statement**
- **Miscellaneous**
 - Profit & loss statement, lease agreements, COVID-19 expenses, bankruptcy documents



CONTACT INFORMATION

- HAFservicing@njhmfa.gov
- 855-647-7700
- www.njhousing.gov





njhousing.gov • 1.855.647.7700



Questions & Answers

