

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 MANCHESTER:

Manchester Township is 82.5 square miles and is the third largest Township in central New Jersey's Ocean County. The Township is located approximately 70 miles from the New York/New Jersey metropolitan region and approximately 60 miles from the Philadelphia/New Jersey metropolitan region.

Compared to the rest of the country, Manchester Township's cost of living is 1.29% lower than the U.S. average.

The township is noted for containing the Lakehurst Naval Air Station, the site of the infamous Hindenburg of May 6, 1937.

Manchester Township was incorporated as a township by an Act of the New Jersey Legislature on March 23, 1989.

The Township is governed by a Mayor and a five-member Township Council. Council members are elected on an at-large basis to serve four-year staggered terms on a non-partisan basis.

Manchester Township is ahead of curve! The Township was recognized at the League of Municipalities Convention in November of 2009 as one of only 37 municipalities in the State of New Jersey that had qualified for a very prestigious award known as "A Sustainable City Award" for its outstanding programs of energy reduction, and recently received an award from the Ocean County Municipal Excess Liability Joint Insurance Fund complimenting the town and indicating they use Manchester Township's reputation in this field as a model for other municipalities to follow.

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



MARGE DELLA VECCHIA
Executive Director
NJHMFA



MICHAEL FRESSOLA
Mayor
Manchester, New Jersey



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LIVE WHERE YOU WORK - MANCHESTER HOMEBUYER PROGRAM

DO YOU WORK IN MANCHESTER? 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 – MANCHESTER

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:**

www.manchestertwp.com/lwyw



WHAT IS MANCHESTER'S LIVE WHERE YOU WORK PROGRAM?

Live Where You Work - Manchester 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 Manchester.

WHAT ARE THE BENEFITS OF MANCHESTER'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 Manchester. Visit www.manchestertwp.com/lwyw for more information.

MAXIMUM INCOME LIMITS FOR MANCHESTER†‡

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

MAXIMUM PURCHASE PRICE LIMITS FOR MANCHESTER†

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 MICHAEL FRESSOLA

Manchester Township for the past several years has been listed, in a very prominent position, as one of the best towns in the State of New Jersey to live in by New Jersey Magazine. The Township has the second lowest property tax rate in all of Ocean County. Our current per capita spending is exactly one-half of the average spending of all municipalities in the state. We believe we provide outstanding recreation facilities for the young and the young at heart.

-Michael Fressola, Mayor

** 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 for more information.