

**NJHMFA's interest rates will be decreased as follows effective Thursday, August 11, 2011.**

**First Time Home Buyer 30 Year Term**

**4.250% - First Mortgage with no Smart Start assistance**

**4.625% - First Mortgage with 2% Smart Start assistance**

**4.750% - First Mortgage with 3% Smart Start assistance**

**5.000% - First Mortgage with 4% Smart Start assistance**

**The 40 year term requires an additional add-on of .125%**