NJHMFA's interest rates will be decreased as follows effective Thursday, March 1, 2012.

**First Time Home Buyer 30 Year Term**

3.750% - First Mortgage with no Smart Start assistance  
4.125% - First Mortgage with 2% Smart Start assistance  
4.250% - First Mortgage with 3% Smart Start assistance  
4.500% - First Mortgage with 4% Smart Start assistance

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