



May 28, 2025

Developer Bulletin 2025: 12

Tax Credits: 2025 Income Limits and Maximum Rents Released

The 2025 Income Limits and Maximum Rents have been published and are effective as of April 1, 2025. As per Revenue Ruling 94-57, income limits must be implemented on the effective date or 45 days from the published date, whichever is later.

[Access the 2025 Income Limits and Max Rents](#)

Please call your **[Tax Credit Compliance Analyst](#)** for any questions

Please note: The information contained in this message was compiled from information derived from the United States Department of Housing and Urban Development. NJHMFA is not responsible for any errors contained in these charts, typographical or otherwise. Owners are independently responsible to maintain compliance with the requirements of the tax credit program and Section 42 of the Code of the Internal Revenue Code.

Questions? Need Help?

Please contact Natasha Solomon (Manager of Tax Credit Compliance) at 609-278-8825 or email at **nsolomon@njhmfa.gov**.

[Access forms, checklists, policies, previous developer bulletins and more under the Developer Tab](#), on the NJHMFA website.



May 23, 2025

Lender Bulletin 2025-09

Important Information: MISMO File Upload

Effected Programs: All

Attention Lenders:

Effective for loan files delivered for initial loan review on or after July 1, 2025, lenders must upload an updated FNMA DU 3.2 file, MISMO XML 3.0 file, or MISMO XML 3.4 file to the loan file at the time of initial loan review submission.

This requirement for the most updated data file ensures that NJHMFA receives the most up-to-date information from the lender's underwriting review process that also corresponds to the documentation provided, thereby reducing discrepancies and improving accuracy. The upload of timely data will enable NJHMFA to quickly and efficiently complete the loan review, which we expect will shorten cycle times for lenders.

Any file submitted to NJHMFA for loan review without one of these required uploads will be placed in a "Submission Incomplete" status and returned to the lender until the proper upload is received.

We are here to help you. If you need training on MISMO 3.4 submissions or if your technology does not support the suggested file deliveries mentioned above, please contact Joseph Alvini, Manager of Business Development, phone: 609-278-7561 or email: jalvini@njhmfa.gov

Lenders may view the updated Seller Guide by accessing the NJHMFA website under Lender Resource Site and Lender Policy and Procedures (Seller's Guide).

Questions? Need Help?

If you have questions about one of our loan products or need help with a loan in the Lender Portal system, please e-mail your requests to SFLenders@njhmfa.gov.

Access Forms, Checklists, Policies, Previous Lender Bulletins, and More at the Lender Resources Page: www.njhousing.gov/lenders/lenderportal