

# SONYMA Own it, Fix it New York! Home Mortgage Eligible & Ineligible Renovations\*

## ELIGIBLE RENOVATIONS

**Changes for Improved Functions and Modernization.** Remodeled bathrooms and kitchens, including permanently installed appliances, (i.e., built in range and/ or oven, range hood, microwave, dishwasher).

**Elimination of Health and Safety Hazards** including minor asbestos removal and resolution of defective paint surfaces or lead based paint problems on homes built prior to 1978. Asbestos removal must be performed by a licensed asbestos abatement (removal) contractor.

**Changes for Aesthetic Appeal and Elimination of Obsolescence.** New exterior siding, covered porch, stair railings, window/door replacements, interior and exterior painting.

**Reconditioning or Replacement of Plumbing** including connections to public water and/or sewer system, heating, air conditioning and upgrade of electrical systems. Installation of new plumbing fixtures is acceptable, including interior whirlpool bathtubs.

**Repair or Reinstallation of Well and/or Septic System.** The well or septic system must be reinstalled or repaired prior to beginning any other repairs to the Eligible Property. The reinstallation or the repair of an existing well (used for the primary water source to the Eligible Property) can be allowed provided there is adequate documentation to show there is reason to believe the well will produce a sufficient amount of potable water for the occupants. In all cases, the repair or reinstallation of a well and/or septic system must be done in accordance with applicable local health and building codes, ordinances, and requirements.

**Roofing, Gutters and Downspouts.**

**Flooring, Tiling and Carpeting.**

**Termite Damage.** Repair of *minor* termite damage and the treatment against termites or other insect infestation.

**Energy Conservation Improvements.** New double pane windows, steel insulated exterior doors, insulation, solar domestic hot water systems, caulking and weather-stripping, etc.

**Landscape Work and Site Improvement.** Patios, decks and terraces that improve the value of the property equal to the dollar amount spent on the improvements or required to preserve the property from erosion. The correction of grading and drainage problems is also acceptable.

- **Tree removal** is acceptable if the tree is a safety hazard to the property.
- **Repair of existing steps, walks and driveway** is acceptable if it may affect the safety of the property.
- **Repair of exterior decks, patios and porches.**
- **New walks and driveways** are also acceptable.

**Improvements for Accessibility to a Disabled Person.** Remodeling kitchens and baths for wheelchair access, lowering kitchen cabinets, installing wider doors and exterior ramps, etc.

**Repair of an Existing In Ground Swimming Pool.** The repair of an in-ground swimming pool, not to exceed \$1,500. Repair costs exceeding the \$1,500 limit must be paid into the contingency reserve fund by Mortgagor.

## NON-ELIGIBLE RENOVATIONS

**Luxury items and Improvements** that do not become a permanent part of the real property are not eligible as a cost of renovation.

The items listed below (not limited to this list) are not acceptable under the SONYMA Own it, Fix it New York! Home Mortgage, including the repair of any of the following:

- Barbecue pit; bathhouse; exterior hot tub; sauna or spa; outdoor fireplace or hearth; photo mural; installation of a new swimming pool; gazebo; television antenna; satellite dish; tennis court; tree surgery; and
- Additions or alterations to provide for business/commercial use.

**Structural Alterations and Reconstruction.** Repair or replacement of structural damage, chimney repair, additions to the structure, installation of an additional bath(s), skylights, finished attics and/or basements, etc.

**Environmental Remediation.** Removal of underground oil tanks, major asbestos removal, installation of VOC ventilation systems, etc.

\*This list is not intended to be all inclusive. If you are unsure as to whether any proposed repair is not covered by this list, please contact SONYMA.