



MONTHLY LENDER NOTICE

Dated: August 1, 2013

NOTE TO LENDERS: The purpose of the Monthly Lender Notice is to provide Lenders with important program information updates and reminders. Interest rate information is published each week in the "Availability of Funds and Notice of Terms Bulletin". A new Monthly Lender Notice is issued by SONYMA by the first calendar day of each month.

ANNOUNCEMENTS

TEMPORARY LOAN EXTENSION POLICY

SONYMA recognizes that recent interest rates increases may cause some applicants to no longer qualify for financing. To assist these applicants, we are releasing the following temporary modification, effective immediately, to our loan extension policy:

For any extension granted after June 14, 2013, borrowers who no longer qualify for the program applied due to excessive credit qualifying ratios that resulted from a recent rate increase will receive consideration of a rate reduction. The following criteria will apply to eligible borrowers:

1. The new rate will be reduced to the maximum rate in which the borrower qualifies based on the original terms requested.
2. The new rate will not be less than the original locked in rate.

This policy will not apply to borrowers whose ratios have been impacted due to undisclosed debt or an increase in debt payments since they applied. Exceptions will be made on a case-by-case basis for ratios impacted due to changes in the original terms requested such as a change in loan amount or change in program.

To receive consideration for a rate reduction for impacted borrowers, Lenders will be required to contact Genworth Mortgage Insurance (Genworth) or the Mortgage Insurance Fund (MIF), as applicable. Upon review, the Pool Insurer will make a determination on the maximum affordable interest rate. SONYMA, upon review of the Pool Insurer's recommendation will notify the Lender of the new rate.

REVISED GENWORTH MORTGAGE INSURANCE PREMIUM CHARTS

Attached are two new rate cards from Genworth Mortgage Insurance. The first is for "SONYMA Borrower Paid Mortgage Insurance (BPMI)" rate chart and the second is for "SONYMA Funded Single Premium MI" [paid for by SONYMA's Down Payment Assistance Loan (DPAL)]. These rates apply to loans insured by Genworth reserved under the Low Interest Rate and Achieving the Dream Programs and are effective for any MI applications received by Genworth on or after August 1, 2013. Please note that Genworth has consolidated the borrower-paid single premium rates on the same card as the borrower-paid monthly premium rates. Please note if the SONYMA DPAL is insufficient to pay the entire single premium, the BPMI rates must be used.

REMINDERS

INTEREST RATE CHANGES; LAPSE OF COVERAGE; MATERIAL CHANGES TO LOAN FILE AFTER COMMITMENT

If SONYMA approves an extension of the mortgage commitment, lenders are responsible for notifying the pool insurer and the appropriate PMI insurer, if applicable, of changes in interest rates prior to closing. AN INCREASE IN THE INTEREST RATE MAY RESULT IN A REJECTION OF THE LOAN BY THE POOL INSURER. Lenders are also responsible for ensuring that coverage from such insurer has not lapsed prior to loan closing.

Most lenders update credit documents and appraisals prior to closing. In the event these updates indicate the borrower’s credit, income, or asset position has changed to the point where the borrower’s ability to repay or close on the requested loan amount is impacted, or the value of the property has declined, these updates must be forwarded to the appropriate pool and/or mortgage insurer for reconsideration of the insurance commitment.

FIRST-TIME HOMEBUYER DEFINED

SONYMA defines a first-time homebuyer as a person who (i) has not had an ownership interest in his/her [principal residence](#) at any time during the three years prior to the date of making an application for a SONYMA mortgage loan; and, (ii) at the time of making the loan application to SONYMA [and at time of closing](#), does not own a vacation or investment home. This definition applies to all borrowers and includes residences owned in the United States and abroad. The complete technical definition of first-time homebuyer can be obtained by accessing Section 2.301 our Seller’s Guide.

To assist lenders in determining if a prospective borrower is an eligible first time homebuyer and waivers for this requirement, we have created the attached [“Can you pass the SONYMA first-time homebuyer test?”](#) (Note that the attached version is slightly modified from the version published last month.)

SONYMA LOAN EXTENSION AND RATE RE-LOCK POLICY

Requests for a loan extension, accompanied by appropriate supporting documentation in an upward rate market*, must be made by completing and submitting the [Loan Extension and Rate Re-Lock Request Form \(Form #235/8-11\)](#) **on or before** the initial rate expires for any loan not expected to close with the initial rate lock period. Send this request to the attention of Sylvia Roberts, SONYMA Team Leader. The re-locked interest rate will be determined on the date SONYMA receives Form 235 and all acceptable supporting documentation. SONYMA will review the request and, if approved, will process the extension by modifying the expiration date of the loan and, if applicable, will change the interest rate on Lender Online (LOL) to the re-locked rate. Upon approval of the request, the loan will be extended and the interest rate re-locked for a period of **45 days** in accordance with the policy outlined in [Seller’s Guide Bulletin #5-2011](#). Lenders will be able to view the revised expiration date and re-locked interest rate on LOL.

*SONYMA requires Lenders to submit supporting documentation when the current SONYMA rate, at the time the extension is requested, is higher than the previously locked-in or extended rate, documentation supporting the reason for the request will be required. (Refer to [Seller’s Guide Bulletin #1-2013](#) and see section below for more information.)

OPTION TO OBTAIN THE ORIGINAL INTEREST RATE

In the event a Borrower’s initial rate expires and the Lender or Property Seller is responsible for delays resulting in a rate increase, the Lender or Property Seller may pay a penalty to retain the original locked rate (however, such reduction can be no more than 0.50%). The new rate will be locked for a period of 45 days and will expire 45 days from the Extension Request Date. **Under NO circumstance will SONYMA allow Borrower(s) to pay a penalty to reduce the rate.** Lenders should utilize SONYMA’s current penalty schedule for “Loans Reserved or Closed at an Incorrect Interest Rate.” The schedule is summarized below:

Interest Rate Differential	Penalty as % of Loan Amount
0.125%	0.5%
0.250%	1.0%
0.375%	1.5%
0.500%	2.0%
More than 0.50%	NOT AVAILABLE

Note: When a Lender fails to reserve/register a loan on time and the delay results in a rate increase, Lenders may pay a penalty based upon the above Penalty Schedule to buy-down the rate.

PROCEDURE FOR REQUESTING PERMISSION TO PAY A PENALTY IN ORDER TO REDUCE AN INTEREST RATE

If a Lender agrees to pay the penalty, the Lender must submit a written request to Marie Cammarata at mcammarata@nyshcr.org. The request must include the Borrower's name, SONYMA loan #, property address, the interest rate requested, and the penalty amount. Please note that the penalty amount will be deducted from the Lender's loan funding proceeds.

PROGRAMS

CONVENTIONAL PLUS PROGRAM FOR PURCHASE MONEY MORTGAGES AND REFINANCES

SONYMA launched a new product to complement our existing tax-exempt bond financed programs. This product is designed to take advantage of certain benefits afforded by Fannie Mae to state housing agencies, such as SONYMA. The Conventional Plus program offers a Fannie Mae MyCommunityMortgage® with the following features:

- no loan level price adjustments;
- lower mortgage insurance coverage requirements;
- the availability of mortgage insurance provided by Genworth Mortgage Insurance or SONYMA's Mortgage Insurance Fund (MIF);
- the availability of SONYMA down payment/closing cost assistance (which can be used to pay a one-time upfront mortgage insurance premium, thus significantly reducing a borrower's monthly payment); and
- the availability of a SONYMA Mortgage Credit Certificate (MCC) for (a) military veterans, and (b) first-time buyers who are: (i) active military; (ii) purchasing a home in specific geographic areas impacted by Super storm Sandy and 2011's flooding from Hurricane Irene and Tropical Storm Lee; or (c) have a household income of 80% of AMI or less.

The product is available for home purchases and for limited cash-out refinances.

To demonstrate the advantages of Conventional Plus, we've create two calculators – one for purchase transactions and the other for refinances. The calculators are easy to use and can be accessed by clicking on the below link:

<http://www.nyshcr.org/Topics/Lenders/Lenders/ConventionalPlus/>

All Conventional Plus program information including term sheets, operational instructions, forms, and lender sign-up information have been published on SONYMA's website. In addition, you may contact Jeff Mastro of M&T Bank at jmastro@mtb.com.

SONYMA has expanded the availability of Mortgage Credit Certificates to higher income homebuyers purchasing a home in an area affected by Superstorm Sandy Any eligible MCC applicant purchasing a home in *Bronx, Kings, Nassau, New York, Queens, Richmond, Rockland, Suffolk, or Westchester County*, will be able to qualify at a higher income than previously allowed. See our [letter dated January 25, 2013](#) for more details.

HOMES FOR VETERANS PROGRAM

SONYMA offers the Achieving the Dream Program interest rate to all applicants eligible for the Homes for Veterans Program (HFV). Active duty US military personnel and qualified US military veterans are eligible to receive the current Achieving the Dream Program rate as long as their household income is within the income limits of the Low Interest Rate Program. This program allows active duty US military personnel who are first-time homebuyers to take advantage of the benefits of the program. Lenders can reserve loans in one of the following programs and receive the lower interest rate, as applicable: 1) HFV Construction Incentive Program (long-term locks); 2) HFV Low Interest Rate Program (short-term locks); or 3) HFV Remodel New York Program.

SONYMA OWN IT, FIX IT NEW YORK! HOME MORTGAGE

Under Own it, Fix it New York! Home Mortgage repair escrow option, eligible purchasers can buy a home and finance the cost of renovating it with one low, fixed rate mortgage. Complete details of the Own it, Fix it New York!

Home Mortgage can be found in the [SONYMA Own it, Fix it New York! Home Mortgage Seller's Guide Bulletin #1-2011](#) and [Bulletin #2-2011](#).

USE OF DOWN PAYMENT ASSISTANCE LOAN TO PAY SINGLE MORTGAGE INSURANCE PREMIUMS

SONYMA will allow its Down Payment Assistance Loan ("DPAL") to be used to pay single premium mortgage insurance ("SPMI"). Paying the upfront, one-time premium eliminates the monthly mortgage insurance payment, thus significantly reducing a borrower's monthly payment. In cases where the DPAL is more than sufficient to pay the SPMI, the remainder may be used towards down payment and/or closing costs. If the DPAL is insufficient to pay the premium, the borrower must contribute funds from an acceptable source to cover the cost difference. The MI premium is non-refundable.

SPMI rates for both Genworth Mortgage Insurance and SONYMA MIF have been published on SONYMA's website.

ENERGY STAR® PROGRAM – MODIFICATION TO LOAN CLOSING PROCESS

The process to obtain final certification that a home has been built to New York ENERGY STAR® standards, and thus eligible under the SONYMA New York ENERGY STAR® Labeled Homes Program, has changed. Once the home is complete, the builder must now submit documentation, including the final certification from a certified third-party Home Energy Rating System (HERS) rater, to the [Conservation Services Group](#) (CSG). CSG will review the documentation for accuracy and completeness and will provide a notification to the lender that the home has been built and tested to meet the New York ENERGY STAR® Labeled Homes Program requirements. Upon receipt of the notification from CSG, the lender may close the loan and the borrower(s) will receive the special incentive interest rate offered by SONYMA. [Click here](#) to see interest rates for this product.

COMPLIANCE UNDERWRITING

CENSUS TRACT NUMBER REPORTING – CONTINUED USE OF 2000 CENSUS TRACTS

Please be reminded that the appraisers must continue to report the Census Tract number on the appraisal report based on **2000 Census Data** and not the 2010 Census Data Information. The following link will take you to our Lender Notice dated November 4, 2011 which describes the use of 2000 Census Tracts for Target Area determinations: <http://www.nyshcr.org/Topics/Lenders/Lenders/Useof2000CensusTracts.pdf>

IMPORTANT REMINDER WHEN SUBMITTING FILES TO SONYMA

SONYMA's Pre-and Post-Closing Checklists (and other SONYMA forms) require Lenders to provide the name, phone number, and email address of the Lender's contact person. This information is vital as it gives SONYMA the ability to respond quickly and directly with the person most familiar with the loan file.

SONYMA PRE-CLOSING FILE REVIEW

SONYMA's review time for loan application files is approximately 24 to 48 hours from receipt of the loan file. Lenders could help us improve our turnaround time by ensuring that all documents are submitted in the manner described on the [Pre-Closing Application File Checklist \(Form #225/1-12\)](#). Files submitted with missing or incomplete documents require us to perform multiple reviews of the same file and slows our response time in reviewing newly submitted loans. Additionally, if your loan file is suspended for deficient or further documentation, please submit any corrective or trailing documents at one time.

MORTGAGE INSURANCE/POOL INSURANCE/CREDIT UNDERWRITING

FINAL STAGES! - SONYMA EXPRESS® AUTOMATED UNDERWRITING AND IRS COMPLIANCE SYSTEM

SONYMA parallel testing phase of **SONYMA Express®** with **two** participating lenders **is in process**. This system will provide automated decisions on SONYMA loan eligibility and eliminate the need for Lenders to send Pre-Closing compliance file submissions to SONYMA for review. **SONYMA Express®** is expected to be launched **in August**.

POOL INSURANCE & MI SUBMISSIONS

All Participating Lenders are reminded to fully process and underwrite all loans prior to submission to Genworth or the MIF for mortgage insurance approval. This will help to increase the number of loans which will receive first submission approvals and to reduce the number of days from application to commitment.

NEW CONSTRUCTION PROPERTIES

Lenders are encouraged to order the appraisal at time of application regardless of construction phase for all new construction properties to eliminate processing delays. Applications for new construction properties will be approved subject to completion per plans and specs. This step will reduce processing time and in most instances, will eliminate the need to update credit documents and request extensions or reinstatement of reservations saving additional time and costs.

INQUIRIES REGARDING LOAN DECISIONS

Lenders are advised not to refer applicants to call Genworth, SONYMA, or the MIF regarding loan decisions. All dialogue should be between the SONYMA Lender, and Genworth, MIF and/or SONYMA.

COOPERATIVES SHARE LOANS – CHANGE IN FLIP TAX POLICY

Effective immediately for cooperative share loans and including any loans currently in SONYMA’s pipeline that have not yet been approved, SONYMA is modifying its policy with respect to transfer or “flip” taxes. Instead of reducing the amount of a flip tax from the unit sales price, SONYMA will allow up to a 3% transfer tax (flip tax) without making any adjustments when determining the maximum loan amount. However, if the flip tax exceeds 3% of the appraised value, it is deducted from the appraised value and the LTV is based on the adjusted amount

SUBMISSION OF CREDIT DOCUMENTATION AND APPRAISALS FOR PMI/POOL INSURANCE UNDERWRITING

Lenders are reminded that credit documents (paystubs, credit report, and bank statements) must be dated within 90 days of the date a file is submitted for PMI/pool insurance consideration. ***Additionally, until further notice, property appraisals must be dated within four (4) months of the date a file is submitted for review.*** If the appraisal is greater than 4 months old at the time of submission, the mortgage insurance underwriter will determine whether an appraisal update or a new appraisal is required. If an appraisal update is submitted and the appraiser states that the value of the property has declined since the original appraisal, a new appraisal will be required. Once a loan has been approved, if the loan does not close prior to the expiration of the pool and/or MI certificate (six (6) months), the credit documents must be updated and a new appraisal is required.

POOL INSURER COMMITMENT TIMEFRAMES

Both Genworth Mortgage Insurance Corporation and SONYMA’s Mortgage Insurance Fund (“MIF”) issue insurance commitments for a 6-month period, starting from the date the loan is approved for mortgage insurance and/or pool insurance. As a reminder, loans not closing within the 6-month commitment period will require a second review by Genworth and/or MIF, as applicable, to ensure the loan application remains a good credit risk. As such, after the 6-month commitment period has expired, Genworth and/or MIF will require updated credit documentation (paystubs, credit report, bank statements, etc.) and a new appraisal (i.e. Fannie Form 1004 or Freddie Form 70). ***The SONYMA loan must close on or prior to the extended expiration date of the MI/pool commitment.***

SUBMITTING FILES TO THE POOL INSURER

All Low Interest Rate and Achieving the Dream Program loan files must be sent directly to Genworth Mortgage Insurance Corporation for pool (and MI, if necessary) insurance underwriting [not to SONYMA’s Mortgage Insurance Fund (MIF)]. Loans for which Genworth elects not to provide mortgage insurance, but which meet SONYMA guidelines, will continue to be approved through Genworth with MIF providing the mortgage insurance. Only loans reserved under the Construction Incentive, Remodel New York, and Habitat for Humanity Programs should be sent directly to MIF for mortgage insurance. Files should be sent as noted below and on the following page:

Program	SONYMA Loan Number Prefix	Pool Insurer Address
Low Interest Rate and Achieving the Dream Programs	890, 895, 910, 915, 920, 925, 935	Genworth Mortgage Insurance Corporation Attn: Central Imaging 8325 Six Forks Road Raleigh, NC 27615
Construction Incentive, Remodel New York, and Habitat for Humanity Programs	892, 896, 912, 916, 919, 932	SONYMA Mortgage Insurance Fund 641 Lexington Avenue, 5 th Floor New York, NY 10022 Attention: Mike Esposito

LENDER ONLINE/LOAN RESERVATIONS

WEEKLY AND MONTHLY LENDER REPORTS

Lenders are encouraged to prepare weekly loan status reports on LOL in order to confirm new reservations, extensions and cancellations, as well as to review the monthly status of all loans in the Lender’s SONYMA pipeline. If you need assistance running these reports, please click on the appropriate links located at the bottom of the [LOL Home Page](#) or contact Marie Cammarata for guidance at 212-872-0401 or mcammarata@nyshcr.org. Click here for [“Instructions on How to Run Reports on Lender Online”](#) from our website.

USE PROJECT-SET ASIDE NUMBERS (PSA #) WHEN RESERVING LOANS ON LENDER ONLINE (LOL)

Under SONYMA’s Project Set-Aside Program, SONYMA will pre-approve a condominium or co-operative project and agree to finance up to 50% of the units to eligible purchasers. In order for SONYMA to accurately track the number of units reserved in each project, it is very important that Lenders enter the PSA # assigned to the project when registering loans on Lender Online. This will enable SONYMA to maintain a more accurate accounting of the number of units available for financing and assist Lenders in knowing when the maximum has been reached. Below is the link to our Project-Set Aside Approval List which contains a list of SONYMA approved condominium and co-operative projects, the number of loans available for reservation, and the project’s respective PSA number.

<http://www.nyhomes.org/assets/documents/ProjectSetAsideApprovalList.pdf>

SONYMA LOAN STATUS

Lenders can get up-to-date loan status information by accessing Lender Online as discussed above or by calling Lou Germanakos at 212-872-0407.

RESERVATION/RATE LOCK-IN REQUESTS & USE OF LENDER ONLINE

Lenders must reserve loans via our internet-based Lender Online (“LOL”) system. As a reminder, if you have not been assigned a logon ID and password to allow you to access LOL, please contact your SONYMA Primary Contact. If you do not know whom to contact, please call Lou Germanakos at 212-872-0407 or e-mail him at lgermanakos@nyshcr.org. **LOL Administrators:** When reserving loans on LOL, a Contact Person and Loan Officer must be assigned to the loan; otherwise, the reservation will not be accepted. If the Loan Processor information is available, this name can also be assigned at the time of reservation. Please remember to set up a Contact Person, Loan Officer and Loan Processor for each branch office listed on LOL.

Lenders must be in receipt of a fully executed binder or sales contract, prior to accepting a loan application and registering the loan with SONYMA. Any applications taken without such verification must not be reserved. Reservations made without the proper documentation will be subject to a rate change and possible Lender penalty. **Reminder:** Lenders locking new construction loans as short term are advised that Lender paid penalties may result should the loans close beyond the initial lock term.

RESERVATIONS NOT ACCEPTED BY LENDER ONLINE (OR IF LENDER ONLINE IS NOT FUNCTIONAL)

Lenders will be unable to reserve a loan on Lender Online when (1) the application was taken 7 days or more prior to the reservation date, and (2) the applicant exists on the system from a previous reservation (already reserved, or

if the application was denied or withdrawn); only SONYMA personnel can reserve these loans. If you receive a message that the application is 7 days or older or the applicant has a previous reservation, the reservation must be entered by SONYMA. When this occurs, the Lender is required to submit the below listed documents by fax to 917-274-0406:

- *Fully completed and executed [Loan Reservation Worksheet & Rate Certification Form \(Form #238/10-10\)](#)
- *Completed and executed [Interest Rate Option Form \(Form #D3\)](#).

NOTE: *SONYMA has eliminated the requirement to submit copies of the 1003 and the sales contract with Forms 238 and D3. Lenders remain responsible for ensuring that the sales contract is dated on or prior to the loan application date.*

SONYMA will research previously canceled or rejected reservations and will contact the sender of the fax if any issues arise. Additionally, for applications of 7 days or more, SONYMA may require the lender to pay a penalty if SONYMA's rates change during that time.

EXTENSION PENALTIES

Lenders who submit a Loan Extension and Rate Re-Lock Request Form *after* the rate expires will be subject to a 0.25% penalty.

MAINTENANCE OF LENDER ONLINE USERS

Lenders are reminded that it is your responsibility to maintain a current list of all LOL users within your organization. *In particular, individuals who are no longer employed by your company should be immediately removed.* For more information, please refer to the [Lender Online User's Guide](#).

CLOSINGS

REMINDER TO NON-SERVICING LENDERS – TIMELY SUBMISSION OF REQUIRED LOAN FILE TO SONYMA'S MASTER SERVICER

Lenders who do not service loans for SONYMA are reminded of their obligations to transfer servicing of loans to SONYMA's master servicer, M&T Bank ("M&T"), in accordance with previously agreed to procedures. [Click here to review the procedures](#). Each Lender has represented to SONYMA that it will transfer the servicing of each loan to M&T within 5 business days of the loan closing date. Lenders must advise borrowers at closing that M&T will be servicing their loan. Lenders may not process any servicing transactions prior to transfer and any mortgage payments received are to be sent to M&T for processing. ***Failure to do so may result in SONYMA suspending your company from taking new loan applications.***

SUBMISSION OF FILED UCC DOCUMENTS

The New York City Register Office recently announced that they will no longer return filed UCC documents for cooperative loans. Therefore, SONYMA will not require Lenders to submit original filed UCC documents for the counties of Bronx, Kings, New York, Queens, and Richmond. Instead, SONYMA will accept a copy of the filed UCC documents that have been printed from the Automated City Register Information System (ACRIS). Note that Lenders must continue to submit original filed UCC documents for all other counties.

REVISED MASTER HAZARD AND FLOOD INSURANCE CERTIFICATE AND MASTER LOAN FUNDING CERTIFICATION DOCUMENTS

With [Seller's Guide Bulletin #1-2012](#), SONYMA announced two new forms that can reduce the number of hard-copy documents that Lenders are required to submit in each post-closing loan file. Once Lenders have submitted the executed [Master Hazard and Flood Insurance Certificate \(Form 247/1-12\)](#) and the [Master Loan Funding Certification \(Form 248/1-12\)](#) documents to SONYMA, it will no longer be necessary for Lenders to submit a completed and executed document with each closed loan file. Please refer to the bulletin for more information.

MISCELLANEOUS INFORMATION

COMPARE SONYMA WITH FHA

Members of the SONYMA Advisory Council recently developed a reader- friendly comparison between SONYMA and FHA loans. The comparison chart can be found on our [Loan Officer's webpage](#) which contains a wealth of information for loan officers, including a list of required forms and documents, MIF and Genworth rate cards, a Loan Officer brochure which can be personalized, product training notes and much more. Additionally, SONYMA has furnished a calculator, also found on the Loan Officer's webpage, which can be used to determine the product most beneficial to the borrower.

ANOTHER WAY TO FIND US

What's a simple, easy way to remember SONYMA's website? [SONYMA.org](#)

LOAN OFFICER WEB PAGE

SONYMA maintains a web page specifically for Loan Officers. All the tools necessary for a Loan Officer to originate SONYMA mortgages are located on one comprehensive page. To access this page, please click here: [Information for Loan Officers](#).

LOAN OFFICER RECOGNITION PROGRAM - 2012

SONYMA announces annually a list of the top 10 producing Loan Officers statewide. Each of the Loan Officer's names appears in the "Hall of Fame" section of the SONYMA website. In addition, the Top 10 Loan Officers are recognized as Platinum Award recipients and each Loan Officer's contact information is posted on the applicable Region page of our [List of Participating Lenders](#). We also recognize the top producing Loan Officers within each SONYMA Region. Each received a congratulatory letter from New York State Commissioner of Homes and Community Renewal, Darryl C. Towns, and their names and contact information appear on our website within the Region pages of our [List of Participating Lenders](#). The 2012 list has been released. We congratulate each of the top producing Loan Officers of 2012. We're proud to share their accomplishments and we thank them for their commitment to first-time homebuyers across the state.

SONYMA RELATIONSHIP MANAGER

Please contact SONYMA's Relationship Manager if you need assistance with training on products, or guidance on policies or procedures. Please feel free to contact Gail using the following information:

Gail Kresge

Cell: 848-218-2102 or 917-576-8250

gkresge@nyshcr.org

SONYMA is in the process of identifying a new upstate Relationship Manager. During this interim period, please contact Gail Kresge at 848-218-2102, 917-576-8250 or gkresge@nyshcr.org, or Marie Cammarata at 212-872-0401 or mcammarata@nyshcr.org.

LOAN PURCHASE PROCEDURE

SONYMA will purchase approved post-closing loans on Thursdays. If Thursday is an Agency holiday, the loans will be purchased on Friday. Lenders will be advised by e-mail when each closed loan document file has been approved for purchase. The mortgage loan will be purchased on the next scheduled purchase date. Until further notice, all loans will be purchased under the Homeowners Mortgage Revenue Bond (HMB) Indenture.

WELCOME HOME, NEW YORK! BUFFALO

SONYMA hosted its third **Welcome Home, New York!** event, in Buffalo, on May 18th. The event was well received and attended by more than 300 potential homebuyers. Thank you again to all our Participating Lenders and housing partners who participated. Our next Welcome Home, New York event will take place in Brooklyn, and is scheduled for the fall. If you are interested in hosting a table, speaking at an educational break-out session or participating on the steering committee for this event, please contact Gail Kresge at 848-218-2102, or gkresge@nyshcr.org.

SONYMA HOLIDAYS: [There are no holidays observed by SONYMA for the month of August.](#)

Effective Date: August 1, 2013



SONYMA Rates

Borrower Paid MI (BPMI) Rates

Purchase, Full Doc, Primary Residence, Non-Refundable, Fixed or ARM ≥ 5 year

30 Year			Monthly					(BPMI) Single				
			Class I		Class II	Class III	Class IV	Class I		Class II	Class III	Class IV
LTV	Coverage	Exposure	760+	720-759	680-719	660-679	620-659	760+	720-759	680-719	660-679	620-659
97% -96.01%	26%	72%	.81%	.85%	1.05%	–	–	2.70%	3.24%	4.08%	–	–
	18	80	.62	.65	.85	–	–	2.18	2.62	3.51	–	–
96% -95.01%	25	72	.78	.82	1.01	–	–	2.63	3.16	3.96	–	–
	18	79	.62	.65	.85	–	–	2.18	2.62	3.51	–	–
95% -90.01%	25	71	.55	.62	.84	1.08%	1.48%	2.04	2.29	3.11	4.00%	–
	16	80	.48	.54	.72	.79	1.11	1.78	2.00	2.66	2.92	4.11%
90% -85.01%	20	72	.40	.45	.52	.67	.94	1.48	1.67	1.92	2.48	3.48
	12	79	.34	.39	.44	.52	.63	1.26	1.44	1.63	1.92	2.33
85% & Below	17	71	.35	.37	.43	.58	.66	1.09	1.37	1.59	2.15	2.44
	6	80	.26	.30	.34	.38	.45	.87	1.11	1.26	1.41	1.67

Adjustments	Monthly					(BPMI) Single				
	Class I		Class II	Class III	Class IV	Class I		Class II	Class III	Class IV
	760+	720-759	680-719	660-679	620-659	760+	720-759	680-719	660-679	620-659
Declining Renewal	+0.02%	+0.03%	+0.04%	+0.05%	+0.07%	–	–	–	–	–
Level Annual Refundable	-.02	-.03	-.04	-.05	-.07	–	–	–	–	–
Loan Amount > \$417,000 to \$625,500	+0.20	+0.25	+0.40	+0.60	+0.70	+0.74%	+0.93%	+1.48%	+2.22%	+2.59%
Manufactured Housing	+0.18	+0.20	+0.30	+0.50	+0.80	+0.67	+0.74	+1.11	+1.85	+2.96
Primary 2 Unit	+0.15	+0.25	+0.35	+0.45	+0.75	+0.56	+0.93	+1.30	+1.67	+2.78
Rate/Term Refinance	+0.05	+0.10	+0.15	+0.30	+0.40	+0.19	+0.37	+0.56	+1.11	+1.48
Refundable Monthly	+0.01	+0.01	+0.02	+0.03	+0.04	–	–	–	–	–
Relocation Loan	-.02	-.04	-.07	-.10	-.12	-.07	-.15	-.26	-.37	-.44

Note: Rates may not be available for all combinations of LTVs and classes. Refer to our **Underwriting Guidelines** for loan eligibility. Use Genworth's Rate ExpressSM, our exclusive rates and comparisons tool, for all your rate quote needs including Non-Fixed, Single Premium Refundable and additional coverage levels.

For additional information, contact your Genworth representative or visit mortgageinsurance.genworth.com.

 Coverage for SONYMA's "Low Interest Rate" and "Achieving the Dream" Programs

SONYMA Rates (BPMI)

Genworth Mortgage Insurance Corporation
Genworth Residential Mortgage Insurance Corporation of North Carolina
Genworth Residential Mortgage Assurance Corporation

Effective Date:
August 1, 2013

Rate Notes

MI Products

Monthly Premium MI is a payment option which features a coverage term of one month; premiums are remitted monthly. The premium rate shown is the annualized first year and renewal premium rate. To determine the monthly premium, multiply the premium rate by the loan amount and divide by 12.

Zero Monthly Premium MI is the same as above but no initial premium required to activate coverage.

Level Annual Premium MI-Refundable is a payment option which features a coverage term of twelve months; premiums are remitted annually. There is one identical rate for both first year and renewal premiums.

Single Premium MI provides coverage until the loan amortizes to 78% of the original value, unless previously cancelled.

Loan Types

Fixed Payment Loans: Feature level payments for the first five years and offer no buydowns, rate concessions nor have the potential for negative amortization.

Non-Fixed Payment Loans: Feature payment changes or the potential for payment changes during the first five years of the mortgage.

Loans featuring negative amortization are not permitted.

Loan Terms

30 Year: Fully amortize over a period greater than twenty-five years and no greater than forty years.

Rate Classes

Credit-tiered rates are divided into class levels based on the borrower(s) credit profile. Loans without valid credit scores, or with no credit scores, that otherwise meet Genworth's credit requirements receive Class IV rates.

Loans with GSE automated underwriting system results other than Fannie Mae's DU® Approve and Freddie Mac's LP Accept receive Class IV rates.

Renewal Premiums

For constant renewals:

- The renewal premium rate is applied to the original loan balance for years 1 through 10.
- For years 11 through term, the rate is reduced to 0.20% or remains the same if the rate is less than 0.20%.
- Premium adjustments do not apply to the 11th year rate through term.

For declining renewals:

- The renewal premium rate is applied annually to the outstanding loan balance for years 1 through term. The loan balance is adjusted annually on the anniversary of the loan close date.

Refund Options

Rates shown are nonrefundable. No premium will be refunded when coverage is cancelled, unless cancelled under the Homeowners Protection Act of 1998.

For Refund Schedules, go to our website: mortgageinsurance.genworth.com

Minimum Rate

Rate Floor for Monthly Premium MI is .15%, including premium adjustments.

Maximum Rate

- Maximum monthly rate currently offered is 3.00%, including premium adjustments.
- Maximum singles rate currently offered is 5.00%, including premium adjustments.

Find Rates Fast

Use our Rate ExpressSM, rates and comparisons tool, to compare products, loan types, terms and payments. Visit mortgageinsurance.genworth.com/rateexpress and check the HFA box in the "Special Features" section.

Additional Notes

Financed Premium: The MI premium may be financed into the loan amount for Single Premium, Level Annual (first year premium) and Split Premium (first year premium). Refer to our **Underwriting Guidelines** to determine the LTV category for premium rates.

Relocation Loans: To qualify for relocation rates, the loan must meet Genworth guidelines for relocation mortgages as found in our underwriting guidelines.

Underwriting Guidelines: Refer to our Underwriting Guidelines to determine loan eligibility.

Investor Coverage: As with all programs, check directly with your investor for specific coverage requirements.

For additional rates, coverages, or a refund schedule: Visit our website at mortgageinsurance.genworth.com and access Rate Express, our rates and comparisons tool, or select Rates & Guidelines. Or call the ActionCenter[®] at 800 444.5664 or your local underwriting office.

Rates may not be available or approved in all states. Rates are based on property location.

Desktop Underwriter[®], DU[®], and MyCommunityMortgage[®] are registered trademarks of Fannie Mae. Loan Prospector[®] and Home Possible[®] are registered trademarks of Freddie Mac.

Effective Date: August 1, 2013



SONYMA Rates

SONYMA Funded Single Premium MI

Purchase, Full Doc, Primary Residence, Non-Refundable, Fixed or ARM \geq 5 year

30 Year			Single				
LTV	Coverage	Exposure	Class I		Class II	Class III	Class IV
			760+	720-759	680-719	660-679	620-659
97% -96.01%	26%	72%	2.55%	2.75%	3.45%	–	–
	18	80	2.07	2.23	2.96	–	–
96% -95.01%	25	72	2.49	2.68	3.35	–	–
	18	79	2.07	2.23	2.96	–	–
95% -90.01%	25	71	1.93	2.17	2.94	3.78%	5.18%
	16	80	1.68	1.89	2.52	2.77	3.89
90% -85.01%	20	72	1.40	1.58	1.82	2.35	3.29
	12	79	1.19	1.37	1.54	1.82	2.21
85% & Below	17	71	1.09	1.30	1.51	2.03	2.31
	6	80	.87	1.05	1.19	1.33	1.58

Adjustments	Single				
	Class I		Class II	Class III	Class IV
	760+	720-759	680-719	660-679	620-659
Loan Amount > \$417,000 to \$625,500	+1.23	+1.75	+2.28	+2.98	+3.33
Loan Amount > \$625,500	+1.23	+1.75	+2.28	+2.98	+3.33
Manufactured Housing	+1.23	+1.75	+2.28	+2.98	+3.33
Primary 2 Unit	+1.23	+1.75	+2.28	+2.98	+3.33
Rate/Term Refinance	+1.23	+1.75	+2.28	+2.98	+3.33
Relocation Loan	+1.23	+1.75	+2.28	+2.98	+3.33

Note: Rates may not be available for all combinations of LTVs and classes. Refer to our **Underwriting Guidelines** for loan eligibility. Use Genworth's Rate ExpressSM, our exclusive rates and comparisons tool, for all your rate quote needs including Non-Fixed, and additional coverage levels.

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SONYMA Funded Rates

Genworth Mortgage Insurance Corporation
Genworth Residential Mortgage Insurance Corporation of North Carolina
Genworth Residential Mortgage Assurance Corporation

Effective Date:
August 1, 2013

Rate Notes

MI Products

Single Premium Lender Paid Options

One-time premium coverage for the life of the loan.

Loan Types

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Rates may not be available or approved in all states. Rates are based on the lender's home office location, except for properties located in New York.

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