



**SINGLE FAMILY HOMEOWNERSHIP PROGRAMS**  
**AVAILABILITY OF FUNDS AND NOTICE OF TERMS BULLETIN**  
**EFFECTIVE APRIL 13, 2012 TO APRIL 19, 2012**



This is the Availability of Funds and Notice of Terms Bulletin (the "Bulletin") effective for loan reservations made **between 9:00 AM EST, and 9:00 PM EST, during the period stated above (the "Bulletin Effective Period")**. A new Bulletin is issued each Friday at approximately 9:00 AM EST. If Friday is a holiday, the Bulletin will be published the following business day.

**SONYMA HELPFUL TIPS**

[Click here](#) to refer to our archive of SONYMA tips.

**CURRENT INTEREST RATES**

Program	Term (Years)	Rate Lock Period	Loans with No DPAL and Homes for Veterans Program and Sustainable Neighborhoods Initiative			Loans with DPAL		
			Interest Rate	Points	APR*	Interest Rate	Points	APR*
Low Interest Rate & Remodel New York	30	100 Days (Short-Term)	4.125%	0	4.125%	4.500%	0	4.500%
	40	100 Days (Short-Term)	4.375%	0	4.375%	4.750%	0	4.750%
Construction Incentive	30	240 Days (Long-Term)	4.125%**	0	4.125%	4.500%	0	4.500%
	40	240 Days (Long-Term)	4.375%**	0	4.375%	4.750%	0	4.750%
Achieving the Dream	30	100 Days (Short-Term)	3.750%	0	3.750%	4.125%	0	4.125%
	30	240 Days (Long-Term)	3.750%**	0	3.750%	4.125%	0	4.125%
	40	100 Days (Short-Term)	4.000%	0	4.000%	4.375%	0	4.375%
	40	240 Days (Long-Term)	4.000%**	0	4.000%	4.375%	0	4.375%
Habitat for Humanity	30 & 40	240 Days (Long-Term)	2.000%	0	2.000%	2.000%	0	2.000%

\* APR calculation assumes a 30- or 40-year term and no PMI insurance.

\*\* Includes loans meeting New York ENERGY STAR® Labeled Home requirements.

Lenders will be able to reserve loan applications on Lender Online (LOL) from 9:00 AM EST each Friday to 9:00 PM EST each Thursday. Note: LOL will be disabled for new loan reservations from Thursday at 9:00 PM EST to Friday at 9:00 AM EST. If Lender is submitting a loan reservation by fax, it must do so by no later than 9:00 PM EST on Thursday in order to receive the interest rate announced the previous Friday.

**REVISED LOAN EXTENSION AND RATE RE-LOCK POLICY**

For any loan not expected to close within the initial rate lock period, Lenders must submit a Loan Extension and Rate Re-Lock Request Form (Form 235/8-11) **and** the required supporting documentation *on or before* the initial rate expires. Upon approval of the request, the loan will be extended and the interest rate re-locked for a period of **45 days**. Penalties may apply. Refer to [Seller's Guide Bulletin #5-2011](#) for full details on SONYMA's extension policy.

**NEW SONYMA HOME PAGE**

A revision was made to the NYSHCR website which changed the navigation to SONYMA's home page. In the past, users were able to click on "[Information for Loan Officers](#)" or "[Information for Participating Lenders](#)" after placing your cursor over "[Lenders](#)" at the top of our Home Page. This option is no longer available. To navigate to these familiar web pages, go directly to our homepage via [www.sonyma.org](http://www.sonyma.org), and click on "**Topics**", located across the top, to access the drop down menu where you will find our "[Lenders](#)" link (right hand column) to access to our standard web pages.