



**SINGLE FAMILY HOMEOWNERSHIP PROGRAMS**  
**AVAILABILITY OF FUNDS AND NOTICE OF TERMS BULLETIN**  
**EFFECTIVE MAY 17, 2013 TO MAY 23, 2013**

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.

<b>CURRENT INTEREST RATES</b>						
<b>Program</b>	<b>Term (Years)</b>	<b>Rate Lock Period</b>	<b>Loans with No DPAL</b>		<b>Loans with DPAL</b>	
			<b>Interest Rate &amp; APR*</b>	<b>Points</b>	<b>Interest Rate &amp; APR*</b>	<b>Points</b>
<b>Low Interest Rate, Remodel New York &amp; Constructive Incentive</b>	<b>30</b>	<b>100 Days (Short-Term) or 240 Days (Long-Term)**</b>	<b>3.500%***</b>	<b>0</b>	<b>3.875%</b>	<b>0</b>
<b>Achieving the Dream</b>	<b>30</b>	<b>100 Days (Short-Term) or 240 Days (Long-Term)**</b>	<b>3.000%***</b>	<b>0</b>	<b>3.375%</b>	<b>0</b>
<b>Homes for Veterans</b>	<b>30</b>	<b>100 Days (Short-Term) or 240 Days (Long-Term)**</b>	<b>3.000%***</b>	<b>0</b>	<b>3.000%***</b>	<b>0</b>
<b>Habitat for Humanity</b>	<b>30</b>	<b>100 Days (Short-Term) or 240 Days (Long-Term)**</b>	<b>2.000%</b>	<b>0</b>	<b>2.000%</b>	<b>0</b>

\* APR calculation assumes no PMI insurance.

\*\*240 Day Rate Lock Period is for properties under construction and extensive rehabilitations and does not apply to the Low Interest Rate and Remodel New York Programs.

\*\*\*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.

**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, if applicable, *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](#) and [Seller’s Guide Bulletin #2-2013](#) for full details on and enhancements to SONYMA’s extension policy.

**CONVENTIONAL PLUS PROGRAM**

For information on SONYMA’s Conventional Plus Program, including calculators that show the program’s benefits, click on the following link: <http://www.nyshcr.org/Topics/Lenders/Lenders/ConventionalPlus/>