SINGLE FAMILY HOMEOWNERSHIP PROGRAMS
AVAILABILITY OF FUNDS AND NOTICE OF TERMS BULLETIN
EFFECTIVE MAY 25, 2012 TO MAY 31, 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**, 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.