



**SINGLE FAMILY HOMEOWNERSHIP PROGRAMS**  
**AVAILABILITY OF FUNDS AND NOTICE OF TERMS BULLETIN**  
**EFFECTIVE FEBRUARY 5, 2016 TO FEBRUARY 11, 2016**

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.

**REALTOR & LENDER TIP OF THE WEEK**

**When are Mortgagors required to provide their 2015 Federal tax returns for IRS compliance purposes?**

For reservations with a residential loan application date between January 1 and April 14, 2016, SONYMA does not require Mortgagors to provide their 2015 Federal tax returns. If Mortgagors have not yet completed their Federal tax return for 2015, then Federal signed tax returns or TRVs for 2012, 2013 & 2014 are acceptable.

For reservations with a residential loan application date of April 15, 2016 or later, SONYMA will require a copy of the Mortgagors Federal tax return or TRV for 2015. If a Mortgagor filed an extension for the 2015 tax year, a copy of the signed 2015 extension request form must be submitted along with the signed Federal tax returns or TRVs for 2012, 2013 & 2014.

**CURRENT INTEREST RATES**

Program	Term (Years)	Rate Lock Period	Loans with No DPAL		Loans with DPAL	
			Interest Rate & APR*	Points	Interest Rate & APR*	Points
Low Interest Rate+ & Construction Incentive	30	100 Days (Short-Term) or 240 Days (Long-Term)**	3.750%***	0	4.125%	0
Achieving the Dream+	30	100 Days (Short-Term) or 240 Days (Long-Term)**	3.375%***	0	3.750%	0
Homes for Veterans+	30	100 Days (Short-Term) or 240 Days (Long-Term)**	3.375%***	0	3.375%	0
Habitat for Humanity	30	100 Days (Short-Term) or 240 Days (Long-Term)**	2.000%	0	2.000%	0

\* 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 Program. Loans for properties under construction or gut rehabilitation must be locked under the Construction Incentive or Achieving the Dream Programs to obtain the 240 day long term rate lock.

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

+Programs eligible for RemodelNY Repair Escrow Option.

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.

If you would like to receive this notice weekly, please email [marie.cammarata@nyshcr.org](mailto:marie.cammarata@nyshcr.org) and request to be put on our email distribution list for rates and other announcements.