



# The State of New York Mortgage Agency

SONYMA  
Manufactured Home  
Loans

Visit [hcr.ny.gov/mobile-manufactured-homes](http://hcr.ny.gov/mobile-manufactured-homes)  
Email: [manuadvantage@hcy.ny.gov](mailto:manuadvantage@hcy.ny.gov)





**For New Yorkers who want to own a manufactured home, SONYMA offers a mortgage program just for you.**

SONYMA's Achieving the Dream and Low Interest Rate mortgage programs offer qualified low- and moderate-income homebuyers financing on manufactured homes that are permanently affixed to a foundation.

A SONYMA mortgage is a real estate loan, rather than a personal property loan, and can be used:

- To finance the purchase of a new or used home.
- Site the home on leased land in a park, land you own, or land you would like to purchase.
- Refinance debt on your home.
- Financing up to 97% of the value of the property.
- 120 day interest rate locks.
- 30-year mortgage.
- Flexible credit requirements.

insurance, and/ or pay off existing personal property loan debt, retail installment or other debt obligations on a manufactured home.

For homes being sited on leased land, we will work with you and the community owner to ensure you have the right to remain on the site for the length of the mortgage, by executing a agreement.

**Program Features:**

- Down payment assistance.
- Low fixed-rate interest rate.

**Down Payment Assistance Loan (DPAL Plus)**

SONYMA is currently offering DPAL Plus. A limited, enhanced down payment assistance loan, for low-income homebuyers.

Up to \$30,000 to assist with down payment, closing costs, single premium private mortgage

**Apply for a loan by contacting SONYMA's lender:**

Contact SONYMA directly:  
**[manuadvantage@hcr.ny.gov](mailto:manuadvantage@hcr.ny.gov)**

7/14/2022