## Down Payment Assistance Loan (DPAL) PLUS Program Term Sheet

### PURPOSE

Accruing enough assets to close on a new home is one of the largest barriers to homeownership. To address that need, SONYMA is offering a limited, enhanced down payment assistance loan, called DPAL PLUS. This subsidy is designed to help low-income New Yorkers achieve their homeownership dream.

### PROGRAM TERMS

| **Interest Rate** | 0% charged on DPAL PLUS funds. No increase in interest rate, regardless of program. |
| **Recapture Liability** | Yes. DPAL PLUS is forgiven in equal monthly installments over the first 10 years (120 months) of borrower occupancy. Balance subject to recapture. |
| **Borrower Eligibility** | Owner occupied only. Borrowers must be first-time home buyers, a US military veteran (excluding those dishonorably discharged), or be purchasing a home in a federally designated targeted area. |
| **Eligible Loan Purpose** | To assist with down payment and closing costs, including single premium private mortgage insurance. Can be combined with any SONYMA Bond Program Purchase or Purchase Renovation Mortgage. |
| **Loan Amount Calculation** | All other subsidies must be included first. DPAL PLUS can be used to pay down payment and closing costs until purchase money mortgage amount is 80% LTV, up to $30,000. Can be used to pay single premium MI for transactions over 80% LTV.  
  Ex. 1: $100,000 purchase price + $6,000 closing costs (no other subsidies)  
  DPAL PLUS amount $26,000 ($6,000 for closing costs and $20,000 down payment to get to 80% LTV)  
  Ex. 2: $100,000 purchase price + $6,000 closing costs ($12,000 in other subsidies)  
  DPAL PLUS amount $14,000 ($12,000 other subsidies with $6,000 applied to closing costs and $6,000 down payment THEN $14,000 in DPAL PLUS applied to down payment to get to 80% LTV) |
| **Eligible Property Characteristics** | 1-4 family home, condominium, cooperative, or manufactured home in New York State |
| **Purchase Price Limit** | Lesser of the SONYMA County Purchase Price limit or $400,000 |
| **Income Limits** | Maximum household income of 60% AMI (see attached table) |
| **Subordinate Financing** | SONYMA DPAL PLUS must be in 2nd lien position. Can be combined with other acceptable subordinate financing types (except traditional SONYMA DPAL):  
  - Government Agencies  
  - Non-Profit Agencies  
  - Other organizations or private individuals, as approved by SONYMA  
  Other subordinate financing must be subordinate to the SONYMA DPAL PLUS, unless a Parity Agreement is approved and provided by SONYMA. |
### Maximum Lender Compensation and Allowable Fees

All loans with a DPAL PLUS purchased by SONYMA will be funded at an additional .50% of loan amount. NYS State Mortgage Tax and recording fees apply to the DPAL PLUS second mortgage.

### Pre-Closing Homebuyer Education & Counseling Requirements

All applicants using DPAL PLUS must complete homebuyer education before loan approval. Counseling from a HUD-approved homebuyer counseling agency is preferred, but web-based counseling from a PMI company is acceptable.

### Post-Closing Early Delinquency Intervention Counseling Requirements

Required in the event of a delinquent mortgage payment.

### Owner Occupancy

Required for all loans.

### PROGRAM STRUCTURE/MASTER SERVICER

<table>
<thead>
<tr>
<th>Financing Structure</th>
<th>SONYMA Bond</th>
</tr>
</thead>
<tbody>
<tr>
<td>Master Servicer</td>
<td>M&amp;T Bank</td>
</tr>
</tbody>
</table>
| Loan Process              | ➢ See applicable 1st Lien SONYMA Bond program term sheet.  
➢ DPAL PLUS to be entered as alternate subsidy type in SONYMA Express. |
| Required Application Forms| ➢ Interest Rate Option Form (SONYMA Form D3/04-21)  
➢ DPAL Recapture Notification or NRP/DPAL Recapture Notification  
➢ DPAL Enforcement Note and Mortgage or NRP/DPAL Enforcement Note and Mortgage |

Note: SONYMA and its partners continue to discuss the above terms. While we do not expect major deviations from these terms, they are subject to change.