Down Payment Assistance Loan (DPAL) Plus 2026
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 2026. This subsidy is designed to help low-income New Yorkers achieve their homeownership dream.

A total of $7.5M is available for this limited program.

PROGRAM TERMS

Interest Rate	0% charged on DPAL funds. Increase of 0.40% interest rate of primary lien.
Recapture Liability	Yes. DPAL is forgiven in equal monthly installments over the first 10 years (120 months) of borrower occupancy. Balance subject to recapture.
Borrower Eligibility	Borrowers must be a first-time homebuyer, other than dishonorably discharged US military veteran, or purchasing a home in a federally designated targeted area.
Eligible Loan Purpose	To assist with down payment, closing costs or 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 applied 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 with over 80% LTV. Ex. 1: $100,000 purchase price + $6,000 closing costs (no other subsidies) DPAL PLUS amount of $26,000 ($6,000 for closing costs and $20,000 down payment achieves 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 applied to closing costs and $6,000 down payment THEN $14,000 in DPAL PLUS applied to down payment to achieve 80% LTV)
Eligible Property Characteristics	1-4 family home, condominium, cooperative, or manufactured home on fee simple in New York State
Purchase Price Limit	$500,000
Income Limits	Maximum household income of **60% AMI** (see attached income limits)
Subordinate Financing	SONYMA DPAL must be in 2nd lien position. Can be combined with other acceptable subordinate financing types: • Government Agencies • Non-Profit Agencies • Other organizations or private individuals as approved by SONYMA Other subordinate financing must be subordinate to the DPAL unless a Parity Agreement is provided.

Maximum Lender Compensation and Allowable Fees	All loans with DPAL or DPAL Plus purchased by SONYMA will be funded to Lenders at an additional .50% of loan amount. NYS State Mortgage Tax and recording fees apply to the DPAL second mortgage.
Pre-Closing Homebuyer Education & Counseling Requirements	All applicants using DPAL 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.
Owner Occupancy	Required for all loans.

PROGRAM STRUCTURE/MASTER SERVICER

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	➢ DPAL Recapture Notification ➢ DPAL Enforcement Note and Mortgage ➢ Junior Lien Disclosure

SONYMA DPAL PLUS 2026 Income Limits

SONYMA REGION	COUNTY	INCOME LIMITS Household Size 1 & 2 Person** Non-Target	1 & 2 Person** Target	3 + Person** Non-Target	3 + Person** Target
I BUFFALO	Cattaraugus	$67,140	$80,560	$77,210	$93,990
	Chautauqua	$67,140	$80,560	$77,210	$93,990
	Erie	$67,140	$80,560	$77,210	$93,990
	Niagara	$67,140	$80,560	$77,210	$93,990
II ROCHESTER	Genesee	$67,140	$80,560	$77,210	$93,990
	Livingston	$67,140	$80,560	$77,210	$93,990
	Monroe	$67,140	$80,560	$77,210	$93,990
	Ontario	$67,140	$80,560	$77,210	$93,990
	Orleans	$67,140	$80,560	$77,210	$93,990
	Seneca	$67,140	$80,560	$77,210	$93,990
	Wayne	$67,140	$80,560	$77,210	$93,990
	Wyoming	$67,140	$80,560	$77,210	$93,990
	Yates	$67,140	$80,560	$77,210	$93,990
III SYRACUSE	Cayuga	$67,140	$80,560	$77,210	$93,990
	Cortland	$67,140	$80,560	$77,210	$93,990
	Madison	$67,140	$80,560	$77,210	$93,990
	Onondaga	$67,140	$80,560	$77,210	$93,990
	Oswego	$67,140	$80,560	$77,210	$93,990
IV BINGHAMTON	Allegany	$67,140	$80,560	$77,210	$93,990
	Broome	$67,140	$80,560	$77,210	$93,990
	Chemung	$67,140	$80,560	$77,210	$93,990
	Chenango	$67,140	$80,560	$77,210	$93,990
	Delaware	$67,140	$80,560	$77,210	$93,990
	Otsego	$67,140	$80,560	$77,210	$93,990
	Schuyler	$67,140	$80,560	$77,210	$93,990
	Steuben	$67,140	$80,560	$77,210	$93,990
	Tioga	$67,140	$80,560	$77,210	$93,990
	Tompkins	$70,800	$84,960	$81,420	$99,120
V MID-HUDSON	Columbia	$70,080	$84,090	$80,590	$98,110
	Dutchess	$75,540	$90,640	$86,870	$105,750
	Greene	$67,140	$80,560	$77,210	$93,990
	Orange	$75,540	$90,640	$86,870	$105,750
	Putnam	$122,110	$122,110	$142,460	$142,460
	Sullivan	$67,140	$80,560	$77,210	$93,990
	Ulster	$70,380	$84,450	$80,930	$98,530

SONYMA REGION	COUNTY	INCOME LIMITS Household Size 1 & 2 Person** Non-Target	1 & 2 Person** Target	3 + Person** Non-Target	3 + Person** Target
VI CAPITAL	Albany	$73,860	$88,630	$84,930	$103,400
	Montgomery	$67,140	$80,560	$77,210	$93,990
	Rensselaer	$73,860	$88,630	$84,930	$103,400
	Saratoga	$73,860	$88,630	$84,930	$103,400
	Schenectady	$73,860	$88,630	$84,930	$103,400
	Schoharie	$73,860	$88,630	$84,930	$103,400
VII MOHAWK VALLEY	Clinton	$67,140	$80,560	$77,210	$93,990
	Essex	$67,140	$80,560	$77,210	$93,990
	Franklin	$67,140	$80,560	$77,210	$93,990
	Fulton	$67,140	$80,560	$77,210	$93,990
	Hamilton	$67,140	$80,560	$77,210	$93,990
	Herkimer	$67,140	$80,560	$77,210	$93,990
	Jefferson	$67,140	$80,560	$77,210	$93,990
	Lewis	$67,140	$80,560	$77,210	$93,990
	Oneida	$67,140	$80,560	$77,210	$93,990
	St. Lawrence	$67,140	$80,560	$77,210	$93,990
	Warren	$67,140	$80,560	$77,210	$93,990
	Washington	$67,140	$80,560	$77,210	$93,990
VIII DOWNSTATE	Rockland	$122,110	$122,110	$142,460	$142,460
	Westchester	$122,110	$122,110	$142,460	$142,460
IX LONG ISLAND	Nassau	$118,290	$118,290	$138,010	$138,010
	Suffolk	$118,290	$118,290	$138,010	$138,010
X NEW YORK CITY	Bronx	$122,110	$122,110	$142,460	$142,460
	Kings	$122,110	$122,110	$142,460	$142,460
	New York	$122,110	$122,110	$142,460	$142,460
	Queens	$122,110	$122,110	$142,460	$142,460
	Richmond	$122,110	$122,110	$142,460	$142,460

* Subject to change.

** Household size is determined by the number of persons in the household including children, regardless of age. For example, a married couple with one two-year old child would use the 3+ person household limit.

*** For target areas only. New Two Families are not permitted in non-target areas.