

Better questions. A clearer plan.

Bring this guide to a loan officer or housing counselor.
Use it to understand your choices and record the next step.

01 Your financing options

- ☐ Which loan programs fit my situation, and why would you suggest each one?
- ☐ What down payment, mortgage insurance and cash reserves would each require?
- ☐ What changes when the home has two, three or four units?

02 Assistance and eligibility

- ☐ Which assistance programs do you currently offer, and is funding available?
- ☐ Who determines eligibility and which household income or assets are counted?
- ☐ Is the assistance a grant or loan? When might repayment be required?
- ☐ Does taking assistance change my mortgage rate or other costs?

03 Timing and property requirements

- ☐ Do I need counseling or an application before signing a purchase contract?
- ☐ Can assistance be combined? What is my own required contribution?
- ☐ Are there geographic, condition, purchase-price or property-type restrictions?
- ☐ What documents should I provide through your secure application process?

Ask for the official program terms in writing. A general conversation or worksheet does not reserve assistance or approve a mortgage.

Prepared September 26, 2026. Official resources:

[SONYMA: mortgage programs and participating lenders](#)

[FHLBNY: Homebuyer Dream information for buyers](#)

Compare the details.

Use written Loan Estimates for the same purchase and comparable loan terms.
A rate alone does not describe the full cost.

COMPARE	LENDER A	LENDER B
Lender / loan officer		
Loan type and term		
Interest rate / APR		
Rate lock and expiration		
Monthly payment with taxes, insurance and MI		
Points / lender fees / lender credits		
Estimated cash to close		
Assistance amount and repayment conditions		
Education, inspection or property conditions		

My next step

Person to contact: _____

What I need to provide: _____

Target date: _____

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[CFPB: compare and negotiate loan offers](#)

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