

# Homeowner Financing Programs

The following are homeowner financing programs that you can become familiar with and see if they fit your situation and can benefit you. Then you can visit Astella Development Corp. (at 1618 Mermaid Ave., phone: 718-266-4653) to help you evaluate your situation and help you access these programs. You should also ask your lender for details.

## **Reverse Mortgage**

- If you're age 62 or above, a reverse mortgage enables you to withdraw some of the equity in your home.
- A reverse mortgage does not affect Social Security payments. However, it can affect Medicaid payments because part of the application process involves an examination of the financial resources a homeowner has available.
- The Federal Housing Administration's Home Equity Conversion Mortgage (HECM) is a reverse mortgage program that enables you to withdraw some of the equity in your home. For further information, visit [www.nls.gov](http://www.nls.gov) and type "Home Equity Conversion Mortgage" in the "Search" box.

## **Loan Modification**

- A loan modification reduces the interest rate on your mortgage.
- The criteria is based on the the percentage of your monthly gross income that goes toward paying debts.
- The Homeowner Affordability and Stability Plan (HASP) is a loan modification or refinance program that can reduce your monthly mortgage payments.
- HUD-approved housing counseling agencies are available to provide you with the information and assistance you need to avoid foreclosure. For more information, visit: <http://makinghomeaffordable.gov>.

## **State of New York Mortgage Agency (SONYMA) "Keep the Dream" Program**

- Keep the Dream is a program offered by the State of New York Mortgage Agency (SONYMA) designed to help eligible New York households with certain high-risk mortgages to avoid possible foreclosure.
- Enables families with adjustable rate, interest-only or other unconventional mortgages to refinance with the help of SONYMA and obtain a 30-year or 40-year fixed-rate mortgage at competitive interest rates. For more information visit: [www.nyhomes.org](http://www.nyhomes.org).

## **SONYA's Mortgage Credit Certificates**

- SONYA is offering new Mortgage Credit Certificates, which provide a federal income tax credit to first-time homebuyers.
- The certificates could give applicants an average tax credit of \$1,500 per year. For more information call 1-800-382-HOME (4663)

## **Home Affordable Refinance Program (HARP)**

- Eligible borrowers, who are current on their mortgages but have been unable to take advantage of today's lower interest rates because their homes have decreased in value,

may have an opportunity to refinance.

- To take advantage of the Home Affordable Refinance, your mortgage must be owned by Fannie Mae or Freddie Mac. For more information, visit: <http://makinghomeaffordable.gov>.

### **Fannie Mae and Freddie Mac**

- If your mortgage is held by Fannie Mae or Freddie Mac, and you are facing foreclosure due to non-payment of monthly installments, you can go for a loan refinance from your lender and save your home. For further information, visit: [www.fanniemae.com](http://www.fanniemae.com), or [www.freddie.com](http://www.freddie.com).

### **FHA Streamline Mortgage Refinance Program**

- This program allows anyone with a Federal Housing Administration (FHA) loan to lower their existing mortgage interest to the lowest rates available.
- The majority of this paperwork is already completed and only needs to be resubmitted to qualify for the refinance, which “streamlines” the refinance process. For further information, visit: [www.hud.gov](http://www.hud.gov), and type in “Streamline” in the “Search” box.