

How MAP® Can Support Low- to Moderate-Income (LMI)* Lending

The FHLBNY is continually enhancing MAP to better serve our member Participating Financial Institutions (PFIs). We're committed to making the process of underwriting and selling these loans easier, more rewarding, and more aligned with your needs.

Current LMI Initiatives:

MAP HomeAssist Program



The FHLBNY MAP HomeAssist Program offers PFIs reimbursements of \$12,000 per loan for eligible credits extended to LMI borrowers at the time of closing.

Key MAP HomeAssist Program Benefits:

- Helps offset eligible down payment and closing costs for homebuyers.
- Supports improved affordability by reducing monthly principal and interest payments for homebuyers.
- Broadens access to sustainable homeownership.

Lender-Paid Mortgage Insurance (LPMI) Reimbursement



The FHLBNY is offering up to \$10,000 per loan to reimburse PFIs for purchasing single-premium LPMI on eligible LMI loans sold to MAP in 2026. This enhancement allows PFIs to add LPMI to high-LTV loans that otherwise wouldn't qualify for MAP—making it easier to support LMI borrowers while keeping monthly payments low.

Key LPMI Reimbursement Program Benefits:

- Expands opportunities to serve LMI borrowers by incentivizing PFIs to underwrite and sell qualifying loans into MAP.
- Supports PFIs to offer additional affordable mortgage options for LMI borrowers by covering mortgage insurance costs and reducing monthly payments, while maintaining eligibility for MAP.
- Potential to enhance liquidity by allowing PFIs to sell LMI loans that would otherwise be held in portfolio, freeing up capacity to originate additional loans.

Supplemental Credit for LMI Loans Sold into MAP



The FHLBNY is supporting members with supplemental funding that helps credit-enhance qualified LMI mortgages sold into MAP. When an LMI loan has a Loss Coverage Ratio (LC**) above 1.50%, we'll cover the amount needed to reduce the LC to 1.50%—up to 150 basis points—by depositing the credit directly into your Member Performance Account (MPA).

*"LMI" refers to primary occupancy conventional conforming loans where the qualifying income of the loan is 80% or less than the estimated Area Median Income (AMI).

**Loss Coverage Ratio is currently calculated using the S&P Global Ratings' LEVELS model.

Notes: The funding for MAP HomeAssist, LPMI Reimbursement, and LMI Supplement Credit initiatives will be distributed on a first-come, first-served basis until the allotted funds are exhausted. MAP HomeAssist may not be combined with LPMI Reimbursement. MAP HomeAssist may be combined with the FHLBNY's Homebuyer Dream Program® (HDP®) grant but cannot be combined with HDP Plus and HDP Wealth Builder.

MAP LMI INITIATIVES & FHLBNY HOUSING FINANCE GRANTS

Take Advantage of Tiered Pricing

The FHLBNY offers tiered pricing for fixed 30-year delivery commitments, giving members even more value on lower-balance loans sold into MAP. Because LMI mortgages typically fall within these lower loan sizes, PFIs can take full advantage of MAP's most competitive pricing when serving LMI borrowers.

Best-Efforts Delivery Commitment for LMI Loans at Mandatory Delivery Pricing

The FHLBNY created the Best-Efforts Delivery Commitment to give members greater flexibility and support when serving LMI borrowers—helping you originate more affordable housing loans with confidence. With a best-efforts commitment, you lock in pricing¹ for a specific borrower and property through the commitment expiration date. If the loan doesn't close or isn't delivered, no pair-off fee is charged^{***}—reducing financial risk and making it easier to pursue more LMI lending opportunities.

Key Benefits Include:

- Creates an accessible path for PFIs without hedging strategies to confidently manage their pipeline.
- Empowers PFIs to better serve LMI borrowers and support sustainable homeownership by minimizing pipeline risk.

How to Participate:

To take advantage of this LMI best-efforts delivery option, members must identify the member loan number beginning with "LMI" and include the subject property address in the description field of the Delivery Commitment template within the LMS Connect system. ^{****}

¹Best Efforts Delivery Commitments are at Mandatory Delivery Pricing.

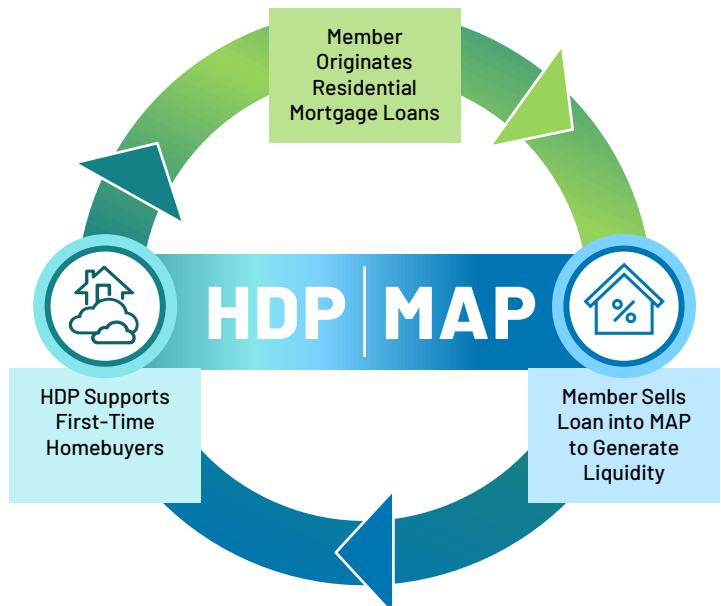
^{***}The fee assessed for failure to deliver Mortgage Loans according to the terms of the Delivery Commitment.

^{****}If a non-LMI loan is delivered under an LMI DC or a Duplicate DC matching a prior DC (address) is opened, an Adverse Delivery fee may be assessed for delivery and the PFI would be contacted.

Did you know? Loans using an FHLBNY Homebuyer Dream Program® (HDP®) grant can be sold into MAP.

HDP grants provide first-time homebuyers with up to \$30,000 for downpayment and closing costs, and MAP enables members to sell qualifying fixed-rate mortgages at a premium—creating more opportunities to support LMI borrowers when you pair the two programs.

These loans may also qualify for MAP's supplemental credit enhancement for LMI mortgages. Loans made with an HDP Plus grant can be sold into MAP but do not qualify as LMI and won't receive supplemental funding. Loans made through HDP Wealth Builder may qualify for supplemental funding; please refer to our [HDP Guidelines](#).



QUESTIONS ABOUT MAP? CONTACT US:

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UPDATED: May 2026