



THE MORTGAGE ASSET PROGRAM OVERVIEW

Coming Soon: A New Secondary Market Outlet for FHLBNY Members

The Federal Home Loan Bank of New York (FHLBNY) offers the Mortgage Asset Program (MAPsm) as a secondary market outlet for Participating Financial Institution (PFI) members to fund mortgages and be competitive in offering fixed-rate mortgage loan products. MAP gives mortgage lenders a competitive alternative to funding mortgages on a new flexible and transparent operational platform.

MAPsm Features

- A flexible program with competitive pricing catered to our local markets
- No loan level price adjustments
- A pathway to accumulate FHLBNY Stock – members are required to purchase capital stock equal to 4.5% of what they deliver into MAP
- Simplified credit risk sharing structure with the added potential to be rewarded with fee income for strong loan performance
- No risk-based capital requirement or collateralization on loans sold

Benefits to the Membership

Benefit	MAP sm Structure
Ease of use for members	FHLBNY has a dedicated team of 19 employees whose priority is to provide members support from end to end as they sell loans into MAP
Customer service and vendor control	FHLBNY has a direct line of communication with the Quality Control, Document Custodian, and Master Servicing vendors to quickly address any member concerns
Future fee income	Rewards member for good loan performance
Modern technology platform and process	FHLBNY is working with a market leader to provide a customized asset management system that allows members to seamlessly manage their pipeline and master commitments
True Sale	MAP's risk sharing structure allows for a "true" legal sale

[See Next Page](#)



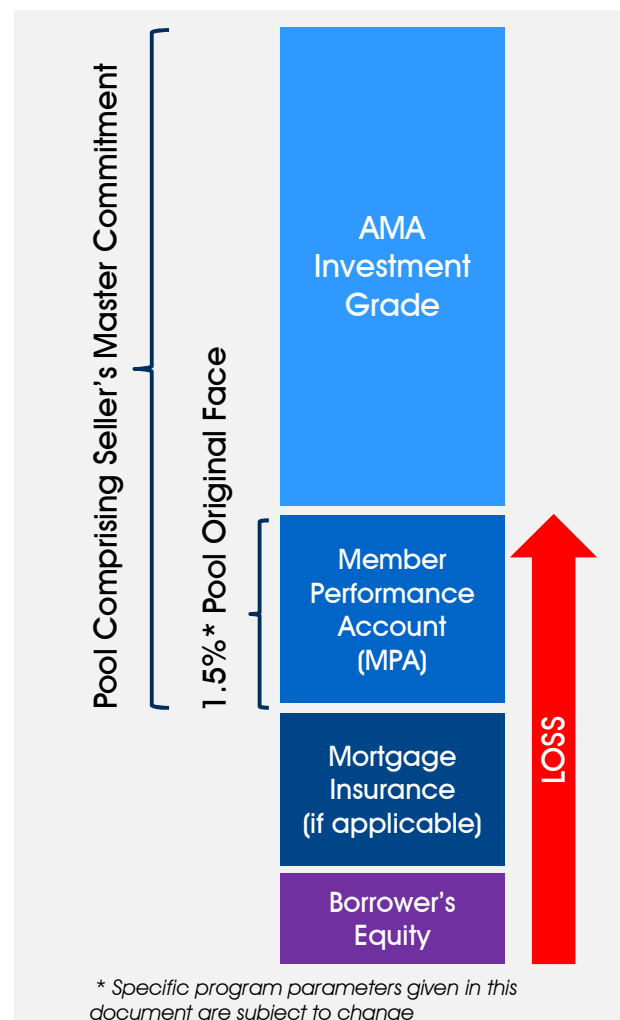
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PFI's can deliver fixed-rate conforming conventional and government mortgage loans with terms of 15, 20, and 30 years on owner-occupied primary and second homes. Property types include 1-4 unit, condos, units in Planned Unit Developments (PUDs), rural, and mixed-use. In addition, PFI's have a choice of remittance types: Actual/Actual, Actual/Actual Single Remittance, and Scheduled/Scheduled. A servicing-released alternative is also available.

PFI's are required to purchase capital stock equal to 4.5% of the amount delivered into MAP. MAP does not have collateralization or risk-based capital requirements.

Simplified Risk-Sharing Structure

- MAP credit risk sharing structure rewards PFI's for originating high quality, well-performing loans.
- At the time of purchase, FHLBNY will set-aside a standard credit enhancement of 1.5% for every loan funded, to be retained in a Member Performance Account (MPA) for each PFI.
- Loans are pooled into Aggregate Master Commitments.
- Loan losses over the life of the pool are absorbed in order by borrower's equity, mortgage insurance (if applicable), MPA, and finally by FHLBNY.
- If pooled losses are low, MPA funds are returned to the seller over time, based on a contractual release schedule.



If you have any questions regarding MAPsm or the upcoming webinars, please contact your Relationship Manager at (212) 441-6700.

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