Affordable Housing Loans



Fast, affordable, and easy.

As a bank that's served the New York City and Long Island area for **over 160 years**, no one understands the needs of borrowers better than Dime. We make home loans fast, easy, and affordable. So it's not surprising we've become the go-to resource for home buyers who want a mortgage that works best for them now and the future.

Dime has the local knowledge that comes from being a neighborhood bank. With seasoned mortgage loan originators, we are here to assist you with the process of obtaining home ownership.

EQUAL HOUSING LENDER

Member FDIC

This is not a commitment to lend. Restrictions apply

Speak with a Loan originator

1-800-321-DIME (3463), option 4,1,1

Right on what's right for you.
Right on approvals.

Right on what's right for you.

Fixed rate and adjustable rate options on 1-4 family homes, condos, and co-ops. From pre-approval to closing, a Dime mortgage loan originator will work with you every step of the way to make sure you get exactly what you need.

Right on approvals.

Dime offers free pre-approvals [1]. We'll tell you how much you qualify for so you can be a savvier homebuyer. What's more, because we're local and know the market, we can get you an approval when other banks are just getting started.

EQUAL HOUSING LENDER

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1 Pre-approvals are based on our review of the information that we received from you and are not a commitment to lend. Pre-approvals are subject to verification and approval of your application, information, product and property eligibility. This is not a commitment to lend. Restrictions apply.

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Right for first-time buyers.
The right people to ask.

Right for first-time buyers.

Dime is committed to helping consumers achieve their dream of first-time homeownership and offers special loan programs specifically for first-time homebuyers. These programs feature competitive fixed rates and low down payment options to help low and moderate income borrowers.

The right people to ask.

Whether you're looking to buy a new home, condo, or co-op, there's never been a better time to call and talk with a Dime mortgage loan originator. Get pre-approved so you'll be ready to make a winning offer when your dream home hits the market.

Call 800-321-DIME (3463, option 4,1,1, to speak to a Dime mortgage loan originator or email reslending@dime.com and we'll set up a time that's convenient for you.

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SONYMA[1] mortgage benefits

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- 30-year, competi tive, fixed-rate mortgages with long-term lock rates
- SONYMA mortgages can be combined with a 0% interest loan or up to $15,000 for down payment/closing costs assistance
- SONYMA mortgages can be combined with other grants and subsidies to make homeownership possible
- SONYMA offers mortgages for 1-4 family dwellings as well as co-ops and condominiums
- Homebuyers that haven't owned a principal residence in 3 years or more qualify as a first-time homebuyer

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1 Subject to SONYMA Approval. Available for properties located in the state of New York. Income limits may apply
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Fannie Mae (FNMA) HomeReady[1] mortgage benefits

Fannie Mae HomeReady[1] mortgage benefits

- Low down payment, as little as 3% down for home purchases
- Flexible sources of funds with no minimum contribution from borrower's own funds
- Available for 1-4 family dwellings as well as co-ops and condominiums
- Non-occupant borrowers permitted
- Cancellable mortgage insurance (restrictions apply)
- Reduced Mortgage Insurance coverage requirement for loan-to-value ratios above 90% (up to 97%)

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1 HomeReady is a registered trademark of Fannie Mae. Income limits may apply.
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Dime Affordable Housing Programs

- 30 Year Fixed[1]
- 7/1 ARM[2,3] for term of 30 years
- FNMA conforming loan limits apply
- Available for owner occupied 1-4 family dwellings as well as co-ops and condominiums
- Up to 95% LTV for a single family home

1 Maximum income (includes all income sources) and eligible counties (other counties ineligible): New York - Nassau and Suffolk = $131,440; Bronx, Kings, New York, Queens, Richmond, Westchester = $86,640; New Jersey – Ocean County $116,000.

2 Maximum income limits[1] and eligible counties[1] apply unless property is located in a Low or Moderate Income (LMI) Census tract as identified by FFIEC (Tract List | FFIEC), in which case income limits do not apply.

3 For adjustable-rate mortgage (ARM) products, the monthly principal and interest payment will remain in effect for a limited period of time and then may change periodically. The annual percentage rate (APR) is the cost of credit over the term of the loan expressed as a yearly rate. The APRs are based on the interest rate, loan origination fees, and applicable closing costs and does not take into account other loan specific finance charges that may be required. Geographic restrictions may apply.

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Dime Lender Credit

A $5,500 Lender Credit will be provided should the following criteria be met:

- Income used to qualify must not exceed 80% of average median income
- Applicable on SONYMA and FNMA HomeReady products only.[1]
- Homeownership education course required, as per SONYMA and FNMA

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1 Subject to investor approval and guidelines. Mortgage Loan Consultant can assist with guidelines. This is not a commitment to lend. Restrictions apply.

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$500 to get off to the right start[1]

$500 to get off to the right start

Dime wants to do everything we can to make your home loan more affordable from start to closing. So we're giving you a $500 credit towards closing costs when you auto pay from a Dime account.

Ask about Dime's partnership with the Federal Home Loan Bank of NY and other housing partnerships, offers, grants, and programs based on income eligibility.

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1 Subject to Dime approval. Must have a Dime account established within two weeks of receiving the mortgage commitment letter. Auto pay must be established from the Dime account to pay the mortgage. This offer is not available on FHA loans or Jumbo Fixed Rate Loans. Offer available until 12/31/26. Dime reserves the right to cancel or modify this offer at any time without notice. This is not a commitment to lend. Restrictions apply.

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Our team is committed to your success.



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