

Michael Ryan - MORTGAGE BROKER
Key To Your Perfect Mortgage

Residential Property Loans

May 2015

Celebrating our "Getting It DONE for 25 Years"

Market News-Points – Niches to Complete another transaction:

- Rates continue to try moving UP. Then settle down. Longer trend is flat.
- FNMA re-introduces 3 % down after 3 years hiatus – up to \$ 417,000 loan amount
- Piggy Back (80-10-10) loans to 90 % Maximum purchase price of 1,400,000
- Lender paid MI for those earning enough to not be qualified for MI write off.
- Remodel loans to \$ 625,500 no MI to 80% with MI to 96.5 % LTV

Loans: Residential – Loan limits for: (Rates for 30 Fix, no points)

VA – 0 % down payment to \$ 625,500 Rates: **Low to Mid 3's**

FHA – 3 ½ % down to \$ 625,500 (depending on County) Rates: **Low to Mid 3's**
Standard Fannie and Freddie

3 % down to \$ 417,000 Rates: **Hi 3's** (1st Time Home-Buyer Only for 3 % down)

10 % down to \$ 625,500 (depending on County) Rates: **4 %**

Portfolio

No MI: 5 % down to \$ 625,500 - income limits apply Rates: **Low 5's**

Loans: JUMBO – Interest Only is Available

80-10-10 to \$ 1,400,000 Rates: **Low 4's**

20 % down to \$ 2,000,000 Rates: **Low 4's**

Fixed, Arms, **Interest Only**

20 % down to \$ 2,000,000 Rates 7 yr: **Low 4's**

Loans: 1st Time Home-Buyers

Extensive solutions include access to: Down payment assistance, MCC, Rehab

Call TODAY

All Loans ARE Available throughout the State of California

What do you do with this information? Call Mike

for professionals only, no APR calculated

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5-4-2015