

**Michael Ryan - MORTGAGE BROKER**  
**Key To Your Perfect Mortgage**

**Residential Property Loans**

**August 2015**

***Celebrating our "Getting It DONE for 25 Years"***

**Market News-Points – Niches to Complete another transaction:**

- Rates – Up ¼ % for the Month - Longer trend is flat. Fed is trying to move up towards end of year
- 3 % down to 417 K, 5 \$ down to 625,500 no MI
- Piggy Back (80-10-10) loans to 90 % Maximum purchase price of 1,400,000
- 2 months until the new TRID policies come to ALL home loans in the Nation
- 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: **High 3's**

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

3 % down to \$ 417,000 Rates: **Low 4's %** (1<sup>st</sup> Time Buyer Only for 3 % down)  
10 % down to \$ 625,500 (depending on County) Rates: **Low 4's %**  
**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: **High 4's – Low 5's with Prime +2 for the 2nd**  
20 % down to \$ 2,000,000 Rates: **Mid 4's**

**Fixed, Arms, Interest Only**

20 % down to \$ 2,000,000 Rates 7 yr: **Mid 3's**

**Loans: 1<sup>st</sup> Time Home-Buyers**

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

**Call TODAY – No Cost Pre-Qualifications and Pre-Approvals!**

All Loans ARE Available throughout the State of California

**What do you do with this information? Call Mike**

for professionals only, no APR calculated