

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

**Residential Property Loans**

**October 2015**

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

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

- Rates – Fed does Zip, Economic numbers end of September poor. Rates flat to lower
- 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
- TRID policies are with us. NOT the end of the world, just a couple extra days
- 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: **High 3's %** (1<sup>st</sup> Time Buyer Only for 3 % down)

10 % down to \$ 625,500 (depending on County) Rates: **High 3's %**

**Portfolio**

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

**Loans: JUMBO – Interest Only is Available**

75-15 -10 to \$ 1,400,000 Rates: **High 4's with Prime +2 for the 2nd**

20 % down to \$ 2,000,000 Rates: **High 3's %**

**Fixed, Arms, Interest Only**

20 % down to \$ 2,000,000 Rates 7 year: **HIGH 2's purchase money**

**10 year: MID 3's purchase money**

**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

(408) 986-1798 Fax (408) 986-1766 [www.michael-ryan.com](http://www.michael-ryan.com)

California BRE # 01090891 NMLS 295351

[Mike@Michael-Ryan.com](mailto:Mike@Michael-Ryan.com)

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