

Michael Ryan - MORTGAGE BROKER
Key To Your Perfect Mortgage

Residential Property Loans

December 2015

Celebrating our "Getting It DONE for 25 Years"

Market News-Points – Niches to Complete another transaction:

- Rates – Fed meeting the middle of this Month. Speculation is an increase
- 3 % down to 417 K, 5 % down to 625,500 Fannie Mae program expansions
- Piggy Back (80-10-10) loans to 90 % Maximum purchase price of 1,400,000
- Homebuyer loan programs loosening up down payment requirements
- 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 3's %**

Standard Fannie and Freddie

3 % down to \$ 417,000 Rates: **4 %** (1st 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

75-15 -10 to \$ 1,400,000 Rates: **5 % with Prime +2 for the 2nd**

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

Fixed, Arms, **Interest Only**

20 % down to \$ 2,000,000 Rates 7 year: **High 3's purchase money**

Loans: 1st 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

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12-1-2015