

Michael Ryan - MORTGAGE BROKER
Key To Your Perfect Mortgage

Residential Property Loans

February 2017

Market News-Points

- Rates – Moved up and seem to have stabilized
- Fannie Mae – Slight increase to loan limits

Riches in the Niches

- 3 % down to 424 K, 5 % down to 636 K Fannie Mae program expansions.
- 5 % down to 1.5 M loan amount, no MI.
- Homebuyer loan programs loosening up with some NO-money down options
- Remodel loans to \$ 636 K no MI to 80% with MI to 96.5 % LTV
- Home Possible, new FNMA with low,low MI. Income driven
- Lender paid MI rates lower than 80/10/10 structure to \$ 641 K loan amt.

Approximate Lending rates: Using no points for comparison

Loans: Residential – Loan limits: (Rates for 30 Fix)

VA – 0 % down payment to \$ 636 K Rates: **High 3's %**

FHA – 3 ½ % down to \$ 636 K (depending on County) Rates: **High 3's %**

Standard Fannie and Freddie

3 % down to \$ 424,100 Rates: **Low 4's %** (1st Time Only for 3 % down)

5 % down to \$ 636 K (depending on County) Rates: **Low 4's %**

Portfolio

No MI: 5 % down to \$ 636 K – Rates: **Low 5's**

Loans: JUMBO – Interest Only is Available

80-10-10 to \$ 1,500,000 Rates: **4 % 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: **Mid 3's purchase money**

Loans: 1st Time Home-Buyers

Extensive solutions include access to: DPA, Sapphire Grant, 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
CaIBRE # 01090891 NMLS 295351
Mike@Michael-Ryan.com 2-1-2017