

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

**Residential Property Loans**

**May 2017**

**Market News-Points**

- No surprises in the market. Low supply is the driver.
- Federal Reserve continues investment in mortgages, supporting interest rates to stay low.
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**Riches in the Niches**

- 3 % down to 424,100, 5 % down to 636,150 loans
- 5 % down to 1.5 M loan amount, no MI.
- NO-money down options Homebuyer loan programs
- Buy the replacement property before selling the current: Cross-collateral
- Home Possible, new FNMA with low,low MI. Income driven
- Lender paid MI rates lower than 80/10/10 structure to \$ 636 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: **Mid 3's %**

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

**Standard Fannie and Freddie**

3 % down to \$ 424,100 Rates: **Low 4's %** (1<sup>st</sup> 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 \$ 1,600,000 Rates: **Mid 4's % (with Prime +1.75% 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 year: **Mid 3's purchase money**

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

Extensive solutions include access to: DPA, Sapphire Grant, MCC, Rehab

***Turned Down by a Bank? Call us, we can help about 50 % of them change the answer.***

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

All Loans ARE Available throughout the State of California

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