

Michael Ryan - MORTGAGE BROKER
Key To Your Perfect Mortgage

Residential Property Loans

July 2017

Turned Down by a Bank? Call us, we change about 50 % of them to YES

Market News-Points

- 1st Quarter economic numbers revised a bit higher.
- Best rates for low debt-ratio's continues. Good to great rates for debt ratio's up to 50 % DTI
- High probability is 1 more Fed rate increase in September with the beginning of balance sheet reduction in December

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.
- Re-hab money built into first mortgage to \$ 636,150 loan amount

(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: **High 3'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 \$ 1,600,000 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: 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

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