

Michael Ryan - MORTGAGE BROKER
Key To Your Perfect Mortgage

Residential Property Loans

November 2018

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

Market News-Points

- 95 % LTV to 2 M loan amount. 90 % to 3 M, NO MI! I believe a big bank account might be a better & more conservative position than a smaller loan amount for some. Are your clients provided the choice?
- Best rates for low debt-ratio's continues. Good to great rates for debt ratio's up to 50 % DTI

Riches in the Niches

- 3 % down to 453,100, 5 % down to 1,500,000 loans
- NO-money down options 1st Time-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 \$ 679 K loan amt.
- Re-hab money built into first mortgage to \$ 679,650 loan amount, including rental property

(Approximate Lending rates: Using no points for comparison)

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

VA – 0 % down payment to \$ 679 K Rates: **Mid 4's %**

FHA – 3 ½ % down to \$ 679 K (depending on County) Rates: **Low 4's %**

Standard Fannie and Freddie

3 % down to \$ 453,100 Rates: **High 4's %** (1st Time Only for 3 % down)

5 % down to \$ 679 K (depending on County) Rates: **High 4's %**

Loans: JUMBO – Interest Only is Available

80-10-10 to \$ 2,000,000 Rates: **Mid 5's % (with Prime +1.25% for the 2nd)**

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

Arms, **Interest Only** - available

20 % down to \$ 2,000,000 7 year: **Low 4's purchase money**

Loans: 1st Time Home-Buyers – Many Options

Extensive solutions include 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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