

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

**Residential Property Loans**

**April 2015**

***Celebrating our "Getting It DONE for 25 Years"***

**Market News-Points:**

- Rates continue to try moving UP. Then settle down. Longer trend is flat.
- FNMA re-introduces 3 % down after 3 years hiatus – up to \$ 417,000 loan amount
- Piggy Back (80-10-10) loans to 90 % Maximum purchase price of 1,400,000
- Lender paid MI for those earning enough to not be qualified for MI write off.

**Loans: Residential – Loan limits for: (Rates for 30 Fix, no points)**

VA – 0 % down payment to \$ 625,500 Rates: **Low to Mid 3's**

FHA – 3 ½ % down to \$ 625,500 (depending on County) Rates: **Low 3's**

**Standard Fannie and Freddie**

3 % down to \$ 417,000 Rates: **Hi 3's** (1<sup>st</sup> Time Home-Buyer Only for 3 % down)

10 % down to \$ 625,500 (depending on County) Rates: **High 3's %**

**Portfolio**

No MI: 5 % down to \$ 625,500 – income limits apply Rates: **Low 5's**

**Loans: JUMBO – Interest Only is Available**

80-10-10 to \$ 1,400,000 Rates: **Low 4's**

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

Fixed, Arms, **Interest Only**

20 % down to \$ 2,000,000 Rates 7 yr: **Low 4's**

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

Extensive solutions: Down payment assistance, MCC, rehab

**Call TODAY**

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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