

## Mortgage Update – March 9, 2011

### RATES:

- \$729,750 loan amount, purchase of \$912,187 (20% down)
  - **5.125% at Zero Points = Payment of \$3973.39/mo**
- \$417,000 loan amount, purchase of \$521,250 (20% down)
  - **4.8750% at Zero Points = Payment of \$2206.80/mo**
- FHA loan amount up \$729,750, purchase of \$756,217 (3.5% down)
  - **4.750% at Zero Points = Payment of \$3,806.72 & \$4560.94 cash back**

### FHA UPDATES

- Mortgage Insurance going up April 18<sup>th</sup> to 1.15%
  - Before April 18: On purchase of \$500,000 with 3.5% down, MI = \$361.88
  - After April 18: On purchase of \$500,000 with 3.5% down, MI = \$462.40
  - Difference of \$100.53
- Condos Not FHA Approved? No worries!!
  - We can approve if:
    - No Litigation
    - No Special assessments
    - Total # of units delinquent on their HOA dues is less than 15%
    - 10% in reserves
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- Number One Reason Your Escrow Did Not Close in 30 Days?
  - Assets
  - Credit score
  - Down payment
- It's critical that your borrowers meet with your loan professional to be coached through the escrow process as early as possible.

