



30 Year Rate Trends — Agency Jumbo Rates Improve

The new **Jumbo FNMA and FHLMC 30 year fixed rate mortgages over \$417,000** have improved over the last few weeks, and are now comparable to the conforming rates. These mortgages are up to **\$562,500** in **King, Pierce, and Snohomish Counties**. These new Agency Jumbo loan limits and underwriting guidelines will remain in effect until **December 31, 2008**. Kitsap County is \$475,000 and San Juan County is \$593,750 (other Washington State counties did not change or changed very little). The **tighter underwriting guidelines and meticulous underwriting** has increased investor confidence, and more funding means lower rates. Today the **FNMA Jumbo 30 year fixed rate is 6.375% with 1.00% Fee and a 6.51% APR** for an 80% loan to value purchase with a 720+ credit score on a 30 day lock basis. It is now **6.00% on a 15 year fixed rate** with one points (APR is 6.22%). There are many adjustments for Loan to Value and Credit Score, so please call or email us for a specific and very detailed Good Faith Estimate if you have a specific scenario.

The Chart below shows how **erratic the Jumbo Rates have been this year as markets seek equilibrium**

The new (and improved) FNMA **automated underwriting guidelines** introduced last week (release 7.0) for loans under \$417,000 should also create more investor confidence and better rates in the long run. The lenders are quite busy now, and the extra due diligence checking the loan packages which does slow down the loan process.

The **Super Jumbo loans (over \$562,500)** have been erratic the past year some lenders have had good rates for a while, then not. It really pays to have a mortgage person with many options who can find the best option at any point in time. Right now with most lenders quoting over 7.25% for 30 year fixed rate Jumbo loans, at **Federal Mortgage Company** we offer today a **30 year fixed rate at 6.50%** on a \$1+ Million loan (APR 6.64%), and a **15 Year Fixed Rate at 5.75%** (APR is 5.95%). Call Conrad, Larissa or Tracy on 206-325-8400 or email me at Conrad@fedmtg.com for details on any loan scenario and we will be happy to help you or your clients obtain the best financing possible for any loan.

Lenders can (and have) changed the Super Jumbo rates often. It really pays to have an experienced mortgage person who can find the best deal !

30 Year Fixed Rate Mortgages

