

WHEN INFLATION GOES DOWN, MORTGAGE RATES DO AS WELL...

December's Consumer Price Index (CPI) inflation report came out 1/12/23 and headline inflation was -0.1%. Great news, we had negative inflation mostly due to food and energy costs dropping. Core inflation (removing volatile food and energy prices) was up 0.3%. Not a bad number...

But if we dive deeper, Core CPI rose 0.3%, but that is due to the "shelter" aspect of the CPI report that said shelter (Housing) costs rose by 0.8% in December! Wait a minute... Home prices are falling

all over the nation, Month over Month actual rents have been dropping for several months in a row. How did we just have the largest shelter monthly increase in almost a year??

The metrics our inflation reports use are far from perfect. Specifically for Shelter calculations, they are extremely delayed. Real shelter costs are dropping like a rock, but the CPI reports show them increasing. Why is this important? In 3-9 months it is very likely that the CPI reports will finally catch up and show negative shelter/housing inflation. And when those negative shelter costs combine with other areas that are reducing in cost as well, we might see inflation come down extremely quickly. **When inflation comes down, mortgage rates come down as well!**

BIG NEWS FOR FIRST-TIME HOMEBUYERS

Wain Capital is partnering with a non-profit organization to help first time home buyers maximize their purchase power.

The Organization is offering home buyers:

*Currently Maricopa County only



\$35,000
INTEREST FREE

Want to Learn more? Give us a call: **(480) 336-3737**

GIFT FUNDS:



Gift funds have been a great way for home buyers to get a little help from family with their down payment. Just this month - Fannie Mae has loosened their guidelines - Previously the money could only come from a

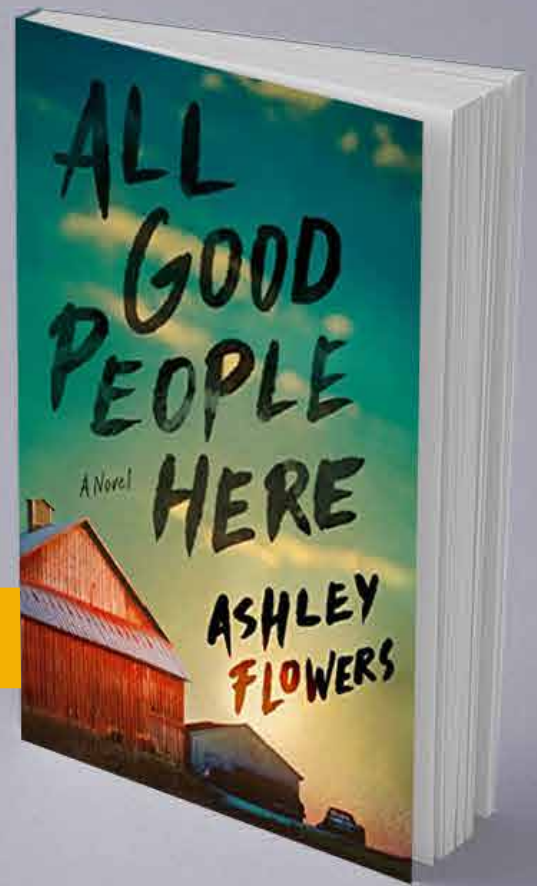


Jonas Helstab, Mortgage Advisor

specific family- They now allow for gifts to be acceptable from a "Former Relative" 🤔 "God Parent" "Domestic Partners" or "Relative of a Domestic Partner" - Not sure how they will be able to fact check these but the point is - it's easier to get a gift from someone that is not a blood relative. Hopefully this helps a few more people buy a home!

Taryn's Book of the Month:

"All Good People Here" by Ashley Flowers



How about a little escapism? As we work to build the new habits we learned from James Clear last month, let's take a breath and enter into the true crime mind of my favorite podcast host Ashley Flowers! With her debut novel "**All Good People Here**", we follow the life of Margot. A small town reporter who is thrust back into the



Taryn Baber,
Mortgage Loan Processor

25 year old murder case of her childhood best friend-
January Jones, when another girl goes missing just
one town over. Are the cases connected?

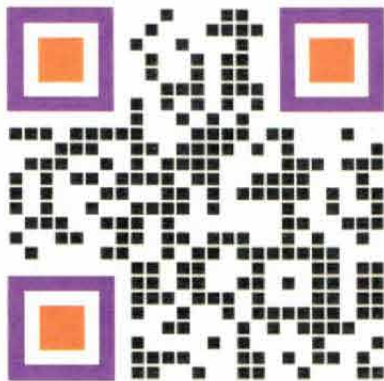
Is the small town of Wakarusa Indiana in for more
murders? Let's find out together.....



THANK YOU FOR YOUR DONATIONS!

Thank you to everyone who donated to help us make care kits for the homeless- We were honored and humbled to personally handout the bags to the homeless in The Zone in downtown phoenix.

URGENT NEED:



Come donate Blood with Wain Capital and MFRG on 2/23 in our Parking Lot

Register here and we will provide breakfast!

WC WAIN CAPITAL

**JOIN OUR
TEAM!**

NOW HIRING

LOAN OFFICERS

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Do you have a question for us?