



Interest Rate Update

July 12, 2024

Program	Rate	APR
Conforming 15 Year Fixed ¹	6.625%	7.385%
Conforming 30 Year Fixed ²	7.450%	7.619%
Jumbo 30 Year Fixed ⁴	6.650%	6.852%
FHA 30 Year Fixed ⁵	6.625%	7.526%
VA 30 Year Fixed ⁶	7.125%	7.464%

¹Sample monthly Principal and Interest (P&I) payment of \$3,072.98 is based on a purchase price of \$437,500, down payment of 20%, 15 year fixed rate mortgage and rate of 6.625%/7.385% APR (annual percentage rate), with 1.514 discount points (discount point fee \$5,299.00 to be charged at closing). Advertised rates and APR effective as of 07/12/24 and are subject to change without notice. Above scenario assumes a first lien position, 750 FICO score, 30 day rate lock on a primary residence and are subject to change without notice.

²Sample monthly Principal and Interest (P&I) payment of \$2,435.28 is based on a purchase price of \$437,500, down payment of 20%, 30 year fixed rate mortgage and rate of 7.450%/7.619% APR (annual percentage rate). Advertised rates and APR effective as of 07/12/24 and are subject to change without notice. Above scenario assumes a first lien position, 750 FICO score, 30 day rate lock on a primary residence and are subject to change without notice.

⁴Sample monthly Principal and Interest (P&I) payment of \$5,777.68 is based on a purchase price of \$1,200,000, down payment of 25%, 30 year fixed rate mortgage and rate of 6.650%/6.852% APR (annual percentage rate), with 0.606 discount points (discount point fee \$5,454.00 to be charged at closing). Advertised rates and APR effective as of 07/12/24 and are subject to change without notice. Above scenario assumes a first lien position, 770 FICO score and a 30 day rate lock on a primary residence and are subject to change without notice.

⁵Sample monthly Principal and Interest (P&I) payment of \$1,954.54 is based on a purchase price of \$310,880 down payment of 3.500%, 30 year fixed rate mortgage and rate of 6.625%/7.526% APR (annual percentage rate). Advertised rates and APR effective as of 07/12/24 and are subject to change without notice. Above scenario assumes a first lien position, 680 FICO score and a 30 day rate lock on a primary residence and are subject to change without notice.

⁶Sample monthly Principal and Interest (P&I) payment of \$2,139.48 is based on a purchase price of \$310,880, down payment of 0.00%, 30 year fixed rate mortgage and rate of 7.125%/7.464% APR (annual percentage rate). Advertised rates and APR effective as of 07/12/24 and are subject to change without notice. Sample does not include VA funding fee (max VA funding fee of 3.3%). Down payment requirements subject to conforming county loan limits and remaining balance of borrower's VA entitlement. Loan amounts that exceed the conforming county loan limits will require a down payment. Must be an eligible veteran. Subject to underwriting guidelines and applicant's credit profile. Sample payment does not include taxes, insurance or assessments. Actual payment obligation will be greater.

The rates reflected on this rate sheet reflect purchase transactions only. Subject to underwriting guidelines and applicant's credit profile. Sample payment does not include taxes, insurance or assessments. Actual payment obligation will be greater. Not all applicants will be approved. Restrictions apply. Contact Rate for more information and up to date rates.

Some of the products featured are only available for first time home buyers. Other products listed may be available to you if you are not a first time home buyer. Please speak with a Rate loan originator to discuss your available options.

Guaranteed Rate, Inc. dba Rate is a private corporation organized under the laws of the State of Delaware. It has no affiliation with the US Department of Housing and Urban Development, the US Department of Veterans Affairs, the Nevada Department of Veterans Services, the US Department of Agriculture, or any other government agency. No compensation can be received for advising or assisting another person with a matter relating to veterans' benefits except as authorized under Title 38 of the United States Code.

Operating as Guaranteed Rate, Inc. in New York.

Contact me today to learn more!



James Solimini

Branch Manager/Senior Loan Officer

O: (617) 286-8909 | C (617) 413-1036

Rate.com/JamesSolimini

James.Solimini@rate.com

183 Columbia Road, Suite 102, Hanover, MA 02339

Mike Guimares

Team Leader/Broker Associate

O: (774) 200-0120 | C (774) 200-0120

www.GuimaresGroup.com

mike@guimaresgroup.com

183 Columbia Road, Hanover, MA 02359



JACK CONWAY

EQUAL HOUSING LENDER James Solimini NMLS #511979

Applicant subject to credit and underwriting approval. Restrictions apply. Guaranteed Rate, Inc. dba Rate; NMLS #2611; For licensing information visit nmlsconsumeraccess.org. Equal Housing Lender. NY: Licensed Mortgage Banker - NYS Department of Financial Services, 750 Lexington Ave. Suite 2010, New York, New York 10022 CO - Regulated by the Division of Real Estate MA - Mortgage Lender & Mortgage Broker License #MC2611 ME - Supervised Lender License #SLM11302 NJ - Licensed by the N.J. Department of Banking and Insurance RI - Rhode Island Licensed Lender Lic # 20102682LL, RI - Rhode Island Licensed Loan Broker Lic # 20102681LB