

Golden Feather Investments/ Your Home Real Estate Inc.

What You see is not always what you Get! What Do I mean by this?

Well as everyone has heard rates are at a all time low!! 11 Things that affect rates.

What you see or hear on T.V., Radio, Podcast, emails or any other communications method is not always what it is, as far as Interest Rates go.

What Plays a Key Role in interest Rates:

- 1. Fico Score, The Higher the Fico the Better the rate. The lower the Fico the higher the rate.**
- 2. Type Of Property, Sfr gives best rates puds follow then come the 2-4 units the more units the higher the rates.**
- 3. Qualifying method, Full Doc meaning the income they get paid W2s and Paystubs and or Taxes filed high enough to qualify, give best rates.**
- 4. Non Qualifying mortgages such as V.O.E, Stated, Bank Statments and any other non full doc transactions have higher Interest Rates.**
- 5. Cash out on Refi carries Higher rates vs just rate and term**
- 6. No Impounds aka as excluding taxes and insurance will have a cost or hit to the rate vs Establishing a Impound Escrow account aka including taxes and Insurance on the loans.**
- 7. Owner Occupancy Vs Non Owner, Owner occ better rates then Non Owner.**
- 8. Loan to Value aka Down payment or Equity also plays a role, lower L.T.V give better rates.**
- 9. The days of Locked rates, The more days locked the higher the rate.**
- 10. The day you lock the rate were the market stands for that day.**
- 11. Jumbo Loans, High balance loans have higher rates then standard loans.**

Thank you all for reading this, Share this to anyone interested in this matter.