

# LOAN CENTRAL

Market Update  
December 5, 2008

## Average Rates as of December 5th

(Owner-occupied transactions)	Rate	APR	Points
30 Year Fixed Conforming	5.000%	5.137%	1
30 Year Fixed FHA	5.250%	6.104%	1
15 Year Fixed Conforming	4.875%	5.110%	1
30 Year Fixed "Conf. Jumbo" Max Loan amount \$506,000	5.250%	5.533%	1
30 Year Fixed Jumbo	8.625%	8.687%	1
5/1 ARM Conforming	5.375%	5.330%	1
5/1 ARM Jumbo Max Loan amount \$650,000	5.125%	5.087%	1

Note: Rates based on purchase transactions, credit scores over 720, vary by lender, loan size, loan-to-value ratio, loan type, loan purpose, buyer's method of income/asset documentation, credit history, length of lock term and other factors. The rates above should therefore be considered as estimates and are subject to change without notice.



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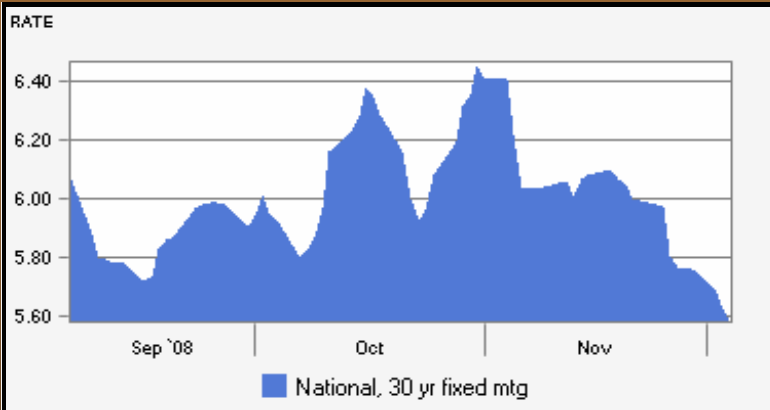
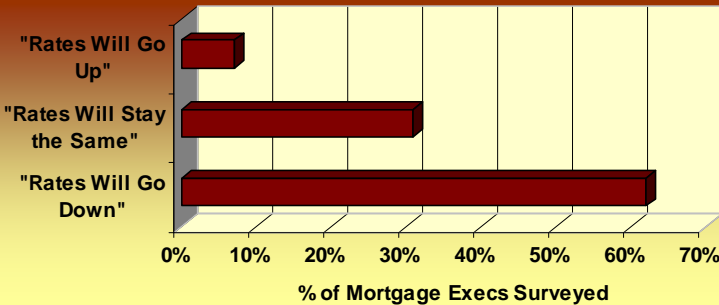
## Mortgage Rates Historically Low!

Finally, some good news for the mortgage & housing industry! Interest rates have plummeted to historically low levels since the news broke of the Federal Reserve's plan to purchase up to \$600 billion in Mortgage-Backed Securities. This action is being taken to reduce the cost and increase the availability of credit for home purchases. It is expected that lower mortgage rates could help to "shore up" the national housing market by getting potential home buyers off the fence and onto purchasing homes.

Since early November, mortgage rates have dropped by nearly 1%. The impact of this is significant to consumers whether a purchase or refinance is being considered. For example, 1% drop in rate on a \$400,000 loan amount equates to a savings of \$254 per month! Or take that savings and boost buying power by \$45,000 in sales price!

Whether you are considering a purchase or a refinance, call today to find out how YOU can benefit from today's low rates!

### Weekly Rate Change Index



3 Month Trend for the National Average Rate for 30 Year Fixed Loans Priced With 1 Discount Point

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MORTGAGE SOLUTIONS SIMPLIFIED

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