

30 THINGS

THAT CAN AFFECT YOUR RATE

Did you know there are about 30 factors that drive a mortgage interest rate?

Each of these factors add or subtract a fraction of the final rate a borrower is eligible for. It's called risk-based pricing and every lender and bank uses this same model to determine your final interest rate.

What you may not know is that no rate quote is complete until all of these factors have been evaluated, and that it's near impossible to do without the borrower completing a loan application and providing all the required documentation.



TAKE A LOOK AT THE LIST

*If you would like
more information
on how these
factors affect your
rate, **please give
us a call!***

- | | | |
|---|--|----------------------------------|
| 1. Loan Amount (>\$180K, <\$484,350) | 11. Concessions | 21. Number of Units (1-4) |
| 2. Loan Term (30, 15, 7/1) | 12. Employment Status | 22. Credit Score |
| 3. Purpose (Purchase/Refinance) | 13. Co-Borrower (Occ/Un-Occ) | 23. Debt Tolerance Ratio |
| 4. LTV (Loan to Value) | 14. Lock Period (7, 15, 30, 60, 90) | 24. Reserves |
| 5. Property State | 15. UW System (AUS, DO, DI, DE) | 25. Gift Funds |
| 6. Property Type (SFR, Condo) | 16. Loan Type (VA, FHA, ect.) | 26. Income Verification |
| 7. Occupancy (OO/INV) | 17. Amortization (FIXED/ARM) | 27. Employment Info |
| 8. Credit History | 18. Cash Out/Amount | 28. Citizenship |
| 9. Asset Verification | 19. CLTV (Combined Loan to Value) | 29. Mortgage Insurance |
| 10. Relocation | 20. Property County | 30. Escrow Included (Y/N) |

This is an example of items that can determine an interest rate. Each loan scenario is different and other items may factor into your rate.

WE'D BE HAPPY TO PROVIDE YOU WITH A PERSONALIZED RATE QUOTE - CALL TODAY!



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