



We Make Real Estate A Land of Opportunity



JUSTIN BAYLE
 310-777-3600 x186 direct
 424-202-3899 fax
 818-425-8867 cell
 jbayle@csfinancial.com



Week of May 14, 2012

INTEREST RATE UPDATE

Current Trend Direction:

Mortgage Rates: Lower ↓

Mortgage Rates start the week lower as the Greece situation turns more uncertain by the hour. This is applying heavy selling pressure on the Euro, which now trades below \$1.29 against the dollar for the first time since mid-January. **When there is this much risk out in the market, traders seek a safe haven like the US Dollar and US Bonds.**

Technically, Bonds remain in a longer-term up-trend, which is good news for mortgage rates. The escalating uncertainty in Europe is Bond-positive, and we don't see a resolution without some very serious pain - so Bonds should continue to trend higher.

The upcoming week's economic calendar is chock full of reports that will give a broad view of the U.S. economy. Readings on housing, inflation, manufacturing, and weekly claims, along with the minutes from the April 25th Fed statement, will surely be able to stir up some volatility.

Source: Bankrate.com



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FEATURED PROGRAMS

30 YEAR FIXED RATE
 (\$417,000 - \$625,500)

3.625%
 3.775% APR @ 1 Pt

ALT DOC 5 YEAR FIXED RATE - INTEREST ONLY
 (\$0 - \$2,500,000) • ALT INCOME DOC LOAN

4.125%
 3.87% APR @ 1 Pt



Mortgage Rates and Programs

AGENCY FIXED RATE PROGRAMS	RATE	POINTS	APR
CONFORMING 30 YEAR (\$0 - \$417,000)	3.500%	1.0	3.655%
CONFORMING 15 YEAR (\$0 - \$417,000)	2.750%	1.0	3.024%
CONFORMING "JUMBO" 30 YEAR (\$417,001 - \$625,500)	3.625%	1.0	3.775%
CONFORMING "JUMBO" 15 YEAR (\$417,001 - \$625,500)	3.125%	1.0	3.24%
JUMBO/PORTFOLIO PROGRAMS	RATE	POINTS	APR
5 YEAR FIXED - INTEREST ONLY (\$0 - \$4,000,000) • 40 Year Term	2.875%	1.0	2.87%
7 YEAR FIXED - INTEREST ONLY (\$0 - \$4,000,000) • 40 Year Term	3.375%	1.0	3.10%
10 YEAR FIXED - INTEREST ONLY (\$0 - \$4,000,000) • 40 Year Term	3.750%	1.0	3.49%
30 YEAR FIXED (\$0 - \$3,000,000) • 30 Year Term	4.125%	1.0	4.23%
15 YEAR FIXED (\$0 - \$3,000,000) • 15 Year Term	3.500%	1.0	3.70%

MARKET INDEXES AS OF 05/14/12

2-Year T-Note	0.26% / Unchanged	10-Year T-Note	1.79% / -0.08% ▼
Fed Funds Rate	0.25% / Unchanged	12M LIBOR	1.06% / Unchanged
Prime Rate	3.25% / Unchanged		



Commercial Lending Division

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- Conventional and SBA loans for Owner-occupied Properties
- Conventional and Agency Loans for Multi-family Properties
- Conventional and Hard Money Loans for Investment Properties
- Business Loans (Business Acquisition, Working Capital, and Asset-based Loans)