



**EXCLUSIVE FEATURED RATE PROGRAMS – Week of 5/14/2012**

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

**▶ 3.500%**  
3.60% APR @ 1 Pt

**NO RATIO 5 YEAR FIXED RATE - INTEREST ONLY!**  
(\$0 - \$2,500,000) • NO INCOME DOC LOAN\*

**▶ 4.125%**  
3.87% APR @ 1 Pt

**Jumbo / Portfolio Programs**

5 YEAR FIXED - INTEREST ONLY (\$0 - \$4,000,000) • 40 Year Term	<b>2.875%</b>	@	<b>2.87% APR</b>
7 YEAR FIXED - INTEREST ONLY (\$0 - \$4,000,000) • 40 Year Term	<b>3.375%</b>	@	<b>3.10% APR</b>
10 YEAR FIXED - INTEREST ONLY (\$0 - \$4,000,000) • 40 Year Term	<b>3.750%</b>	@	<b>3.49% APR</b>
30 YEAR FIXED (\$0 - \$3,000,000) • 30 Year Term	<b>4.125%</b>	@	<b>4.23% APR</b>
15 YEAR FIXED (\$0 - \$3,000,000) • 15 Year Term	<b>3.500%</b>	@	<b>3.70% APR</b>

**Agency Fixed Rate Programs**

CONFORMING 30 YEAR (\$0 - \$417,000)	<b>3.500%</b>	@	<b>3.655% APR</b>
CONFORMING 15 YEAR (\$0 - \$417,000)	<b>2.750%</b>	@	<b>3.024% APR</b>
CONFORMING 5 YEAR FIXED - INTEREST ONLY (\$0 - \$417,000)	<b>2.625%</b>	@	<b>2.37% APR</b>
CONFORMING 7 YEAR FIXED - INTEREST ONLY (\$0 - \$417,000)	<b>2.750%</b>	@	<b>2.49% APR</b>
CONFORMING 10 YEAR FIXED - INTEREST ONLY (\$0 - \$417,000)	<b>3.250%</b>	@	<b>3.01% APR</b>

**Market Indexes**

2-YR Treasury	0.26%	Unchanged
10-YR Treasury	1.79%	-0.08%
Fed Funds Rate	0.25%	Unchanged
Prime Rate	3.25%	Unchanged
12M LIBOR	1.06%	Unchanged

\*As of 05/14/12

**Interest Rate**



**Commercial Lending Division**

CS Commercial is a division of CS Financial, Inc. specializing in providing commercial real estate loans and business lending services.

- 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)

**Market Commentary**

**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.