



Again... No Rate Hike By The Fed - But Mortgage Rates Worse

Earlier today (9/20/17) the Federal Reserve wrapped up their latest policy meeting. Once again they have voted to leave rates unchanged. The last time the Fed Funds rate was raised was last June, where we saw a .25% Increase.

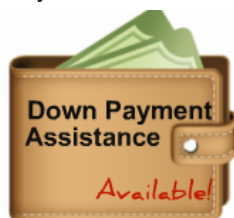
More important than this is the announcement that the Fed will soon begin to sell off the \$4.2 trillion in mortgage bonds it had acquired since the financial crisis of 2008. This will add more supply to the bond market, driving down prices and put upward pressure on mortgage rates in the coming months.

Since the last Fed meeting in late July, there had been little movement in mortgage rates. In large part, this was attributed to economic data that was moderately positive, showed little inflation and was in line with expectations. Today's news about the Fed selling off bonds is slightly negative for mortgage rates, mainly because of the uncertainty of how it will eventually impact the market.



New Loan Programs!

Our preferred lender, Pinnacle Capital Mortgage, has some new offerings to help home buyers as well as real estate investors. Contact us for more info.



For Buyers, if you will occupy the home you are buying and don't have much money, there is a new down payment assistance option: 100% of your FHA down payment can be paid with a 2nd mortgage on the home being purchased. Depending on your income level, this 2nd mortgage will be forgiven after 36 on-time payments on the 1st mortgage. You do not need to be a first-time home buyer to qualify.

For Investors, there is a new Fix & Flip program for buying homes in need of rehab, fixing them up and selling them. It is available for both novice or experienced investors... and with at least one completed flip, a line-of-credit may be provided allowing for more than one project at a time.



New Mexico Real Estate Update

July's reported median price of \$195,000 is just over 4% higher than the median reported for July 2016. Sales volume of \$4.9 million reflects a 9% increase from the July 2016 volume due to higher median prices and more sales.

While on a statewide average, the number of sales continue to climb and median prices rise, the real estate market very much is tied to the local economy. Those areas experiencing job growth also report higher sales and prices. Low inventory - especially in the new home area - continues to be a problem in many areas across the state.

Equifax Hack Scam

The Federal Trade Commission (FTC) has released an alert related to the Equifax data breach. FTC warns consumers to be wary of calls or emails purporting to be from Equifax agents.

If you are called by someone from Equifax, even if the caller ID shows Equifax, hang up on them. This includes robo-calls.

The same goes for emails. Do not respond as Equifax is not reaching out to consumers.

The Equifax Hack

This recent data breach most likely affects us all. You may have seen that Equifax has a tool on their website where you can check. But we say, don't bother as you may be limiting your rights to sue and be forced to take disputes to arbitration. Our advice is to read ALL of the fine print before submitting any of your information to them.

A few things you CAN do are:

- 1) Check your credit report. Federal law allows you a 1 free copy per year from each of the 3 bureaus. Go to www.annualcreditreport.com
- 2) Put a fraud alert on your credit reports for free by contacting one of the credit agencies, which is required to notify the other two. This means you'll be contacted if someone tries to apply for credit in your name. It will last for 90 days and can be renewed.
- 3) Go through all your bank, retirement, and brokerage accounts, as well as your credit card statements to look for any suspicious activity.
- 4) If you are really worried, put a freeze on your credit instead of a fraud alert. There is a cost of about \$10 per bureau but Equifax is waiving their fee until November 21, 2017.

Everywhere is walking distance if you have the time
 ~ Steven Wright

We Are Your Local Resource

Our local and experienced "GMB" professionals are here to help you whether you need a mortgage or not. Please feel free to call us with your questions. Our network of lenders, Realtors and other service providers are at your disposal for advice and information at no charge or obligation.

© 2017 GroupMortgageBenefits

GroupMortgageBenefits™ is a network of local mortgage & real estate professionals who provide significant discounts to employers and their employees.



Hundreds to thousands of dollars in costs can be saved on the purchase or refinance of residential property.

For complete details please visit www.GroupMortgageBenefits.com or scan the QR code above.

