



RATES HAVE REACHED ALL-TIME LOWS

THE GOOD:

If you have an existing loan, refinancing to a lower rate may significantly **reduce your monthly payment**.

The lower the rate, the more principal is paid back in the early years of the loan, and the **faster you can grow your equity**.

Low rates can mean **more house for the same or even lower payment** than was possible before.

The combination of low rates and the higher home values they've spurred may allow you to eliminate or reduce mortgage insurance (MI/PMI) costs.

THE BAD:

Low rates have created a flood of applications. The sudden influx impacts providers at all stages of the process, including appraisers; title companies; tax service and other search-related providers; loan processors; underwriters; attorneys; and more.

Everyone's striving to provide their normal levels of top-notch service, so please be patient!

THE SECRET:

A quick conversation over your preferred channel.

Let's determine the loan program that will help you accomplish your goals, talk over any special-case scenarios, and review the documentation you'll need to gather. Preparing a complete and accurate application at the outset will assure an efficient and timely process.

Reach out when you're ready, and let's get started.