



Mid Valley Financial

Mortgage Banker, Since 1985

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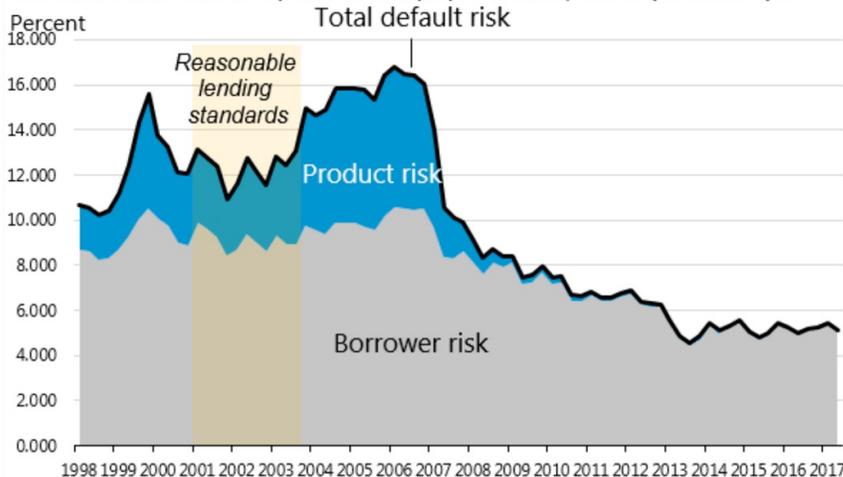
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Mortgage Guidelines Could Twice as Loose and it Still Wouldn't be 2007 Again

The Mortgage Bankers Association's Mortgage Credit Access Index, released earlier this week, showed **continued slight easing** in the credit markets, especially in the jumbo loan space. A second similar index from the Housing Finance Policy Center, has credit tightening slightly. The Centers Credit Availability Index (HCAI) moved off the recent peak of 5.4, set in the first quarter of this year, to 5.1 in the second quarter. The Center says the decline was due primarily to a **shift in market composition**, from the government channel to the portfolio channel where lending standards are tighter.

Default Risk Taken by the Mortgage Market, 1998Q1–2017Q2



The HCAI measures the share of purchase mortgages that are likely to default, that is, become 90 or more days past due, and lenders' willingness to tolerate it. A lower index indicates a lower tolerance reflected in the imposition of tighter lending standards. A higher number, of course, indicates greater tolerance and an easing of standards. The three channels tracked by the Center are GSE (Fannie Mae and Freddie Mac), FVR (FHA, VA, and USDA, i.e. government loans) and the PP channel, loans held in portfolio or securitized under a private label.

Fannie Mae and Freddie Mac loans constitute, by far, the largest share of mortgage lending. The GSE channel hit a low of 1.4 in 2011 but reversed the downward trend in the second quarter of that year and **has now rebounded** to 2.4, an increase of 73 percent. The Center says the GSE market has expanded the credit box for borrowers more effectively than has the FVR channel.

National Average Mortgage Rates



Rate Change Points

Mortgage News Daily

30 Yr. Fixed	6.89%	0.00	0.00
15 Yr. Fixed	6.33%	+0.01	0.00
30 Yr. FHA	6.33%	+0.01	0.00
30 Yr. Jumbo	7.05%	0.00	0.00
5/1 ARM	6.58%	0.00	0.00

Freddie Mac

30 Yr. Fixed	6.77%	-0.09	0.00
15 Yr. Fixed	6.05%	-0.11	0.00

Mortgage Bankers Assoc.

30 Yr. Fixed	7.00%	-0.03	0.60
15 Yr. Fixed	6.63%	+0.07	0.61
30 Yr. FHA	6.87%	-0.03	0.92
30 Yr. Jumbo	7.13%	+0.02	0.38
5/1 ARM	6.22%	-0.16	0.60

Rates as of: 7/22

Recent Housing Data

		Value	Change
Mortgage Apps	Jul 10	206.1	-0.19%
Building Permits	Mar	1.46M	-3.95%
Housing Starts	Mar	1.32M	-13.15%
New Home Sales	Mar	693K	+4.68%
Pending Home Sales	Feb	75.6	+1.75%
Existing Home Sales	Feb	3.97M	-0.75%

Both the government (FVR) channel and portfolio and private-label securities (PP) channel remain close to or at record lows. During the housing boom both took **significantly higher product risk** than the GSE Channel. Post-crisis, the total default risk the government loan channel was willing to take bottomed out at 9.6 percent in Q3 2013 and it has fluctuated at or above that number since then. In Q2 2017, the risk in the government channel rose from 10.0 to 10.7 percent, which is still about half the pre-bubble level.

The PP channel's product and borrower risks dropped sharply after the crisis and the numbers stabilized starting in 2013. Product risk has fluctuated below 0.6 percent and borrower risk around 2.0 percent. The PP channel took only 0.19 percent product risk in Q2 2017. The total default risk taken by this market remains low, at 2.1 percent in Q2 2017.

The Center says **significant space remains** to safely expand the credit box. If the current default risk was doubled across all channels, risk would still be within the pre-crisis (2001-03) standard of 12.5 percent for the whole mortgage market.

Who is Mid Valley Financial?

Mid Valley Financial, located in Fresno, CA, is the Central Valley's premier destination for a wide range of residential and commercial real estate loans. Our commitment to excellence has made us a trusted partner for property buyers and investors seeking tailored financial solutions.

Why Choose Us:

With a track record spanning back to our inception in 1985, we have established ourselves as a reliable and innovative lender. We proudly serve properties exclusively within California, having funded loans in all 58 counties of the state. Our deep-rooted experience enables us to navigate complex loan scenarios with expertise and efficiency.

Our Approach:

At Mid Valley Financial, we prioritize your financial goals. Whether you're a first-time homebuyer, envisioning your dream property, refinancing an existing mortgage, or looking to tap into your property's equity, our seasoned loan officers offer a wealth of knowledge and over 300 years of collective experience. We ensure that your funds are prepared when you need them, providing a smooth and swift loan process.

Unlocking Possibilities:

As one of California's leading direct lenders, we've streamlined the loan process, minimizing obstacles that often deter borrowers. Many of our clients receive approvals within an hour, showcasing our dedication to quick and hassle-free solutions.

Your Journey with Us:

Contact the MVF team today and let us put your journey to property ownership on cruise control. Our mission is to empower borrowers while fostering enduring and meaningful relationships. With highly competitive rates, a commitment to transparency, and a dedication to your financial success, Mid Valley Financial is your partner in realizing your real estate aspirations.

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