



# Mortgage Rate UPDATE

**Tim Quinn**  
 Broker  
 Scott & Quinn Mortgage, Inc.  
 Phone: (619) 368-1533  
 Fax: (619) 433-0401  
 tim@sqre.com  
 www.sqremortgage.com

## High Credit Score = Low Mortgage Rate

Credit scoring was developed in the 1960s as a means to determine whether or not consumers were likely to repay their loans. The score ranges from 350 to 850 with a higher score being extremely favorable. Essentially, a high credit score translates into lower interest rates for the borrower.

There are five factors that comprise the credit score. Payment history accounts for 35% of the score; outstanding credit balances have a 30% impact; credit history makes up 15%, type of credit factors at 10%; and inquiries influence the score by 10%. This gives the lender a snapshot of an individual's sense of financial responsibility and ability to pay back loans.



There are many quick tricks to improve the credit score, and I can provide borrowers with more information on this subject. If necessary, I guide them to a reliable resource for credit remediation. If a borrower has to pay a higher interest rate to close a loan, the tarnished credit rating will begin to improve once mortgage payments are made on time and in full. If that is the case, my team and I will be on the watch to alert the borrower when an opportunity arises to refinance and get a lower interest rate.

## Mortgage Interest Rates\*

Rates as of Thursday, 6th November, 2008:

	Conforming	APR	Payment per \$1,000	Jumbo	APR	Payment per \$1,000
<b>30-Yr. fixed</b>	5.875%	5.042%	\$5.92	6.250%	6.307%	\$6.16
<b>10-Yr. ARM</b>	6.250%	5.293%	\$6.16	6.500%	6.056%	\$6.32
<b>5-Yr. fixed ARM</b>	6.375%	5.293%	\$6.24	6.375%	6.056%	\$6.24
<b>5-Yr. Interest Only</b>	6.500%	5.794%	\$5.42	6.625%	6.432%	\$5.52
<b>3-Yr. fixed ARM</b>	5.750%	5.418%	\$5.84	6.250%	6.181%	\$6.16
<b>3-Yr. Interest Only</b>	6.375%	5.919%	\$5.31	6.500%	6.432%	\$5.42

\*Rates are subject to change due to market fluctuations and borrower's eligibility.

Rates are based on today's sheets and are subject to change without notice. Any loan scenario may carry up to 1 point of origination or discount. Please call for up-to-date numbers and qualification limits. Assumptions: Credit scores above 680 with no mortgage lates in the past 12 months.

