

30 THINGS

THAT CAN AFFECT YOUR RATE

Did you know there are about 30 factors that drive a mortgage interest rate?

Each of these factors add or subtract a fraction of the final rate a borrower is eligible for. It's called risk-based pricing and every lender and bank uses this same model to determine your final interest rate.

What you may not know is that no rate quote is complete until all of these factors have been evaluated, and that it's near impossible to do without the borrower completing a loan application and providing all the required documentation.

TAKE A LOOK AT THE LIST

If you would like more information on how these factors affect your rate, **please give us a call!**

1. **Loan Amount** (>\$180K, <\$484,350)
2. **Loan Term** (30, 15, 7/1)
3. **Purpose** (Purchase/Refinance)
4. **LTV** (Loan to Value)
5. **Property State**
6. **Property Type** (SFR, Condo)
7. **Occupancy** (OO/INV)
8. **Credit History**
9. **Asset Verification**
10. **Relocation**
11. **Concessions**
12. **Employment Status**
13. **Co-Borrower** (Occ/Un-Occ)
14. **Lock Period** (7, 15, 30, 60, 90)
15. **UW System** (AUS, DO, DI, DE)
16. **Loan Type** (VA, FHA, ect.)
17. **Amortization** (FIXED/ARM)
18. **Cash Out/Amount**
19. **CLTV** (Combine Loan to Value)
20. **Property County**
21. **Number of Units** (1-4)
22. **Credit Score**
23. **Debt Tolerance Ratio**
24. **Reserves**
25. **Gift Funds**
26. **Income Verification**
27. **Employment Info**
28. **Citizenship**
29. **Mortgage Insurance**
30. **Escrow Included** (Y/N)

This is an example of items that can determine an interest rate. Each loan scenario is different and other items may factor into your rate.

WE'D BE HAPPY TO PROVIDE YOU WITH A PERSONALIZED RATE QUOTE - CALL TODAY!

BEHL



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