



July 9th, 2017

## Program Spotlight Delayed Financing



Put purchase financing terms on a house up to **SIX MONTHS** after you close.

- **What?**
  - **No cashout limitations**
  - **Purchase rates and terms**
- **Why?**
  - **Still close fast with cash**
  - **Payoff margin debt or variable loans**
  - **Lock in low rates and keep the cash**
  - **Provide liquidity for additional real estate purchases**

## Take a Look Recent Closing:

Check out the view from this beautiful Blue Mountain Beach condo! Great work by Ron Bolton and the Walton Funding condo financing team for another fast closing! Also, a big congratulations to Gena Bolton at 30A Local.



## Rate Watch:

- Rates have been on a negative trend for about the past ten days. They are now at the highest levels since early May.
- Most recently, the European Central Bank is driving the increase. The bond markets are tied together, and as rates in Europe rise they are taking us with them.

- It will be important to watch if rates break out of the range they have been in all year.
- The average rate being quoted across the country for a 30yr conforming mortgage is in the 4.125% range

*Rates are subject to borrow qualifications, credit history, and other factors. Rates are subject to change based on current market conditions.*

## A brief reminder This is what we do:



- **We have access to a broad range of products and programs**  
This means we find unique solutions to help your borrower when necessary.
- **We close loans fast.**  
We are available around the clock to make sure we get loans to close faster than anyone else.
- **We are local.**  
We have knowledge of this market. We are a part of this community. This factor can often be overlooked by out-of-town borrowers, but it can be invaluable in such a unique marketplace.
- **We give borrowers the white-gloves treatment**  
they deserve and are often already accustomed to.



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