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Ellie Mae Points to Microscopic Sign of Credit Easing

It was only one point but the average FICO score on closed loans did decrease slightly in August to 724, the **lowest average score** since February 2014. That score was, in fact, lower by two points than the average for all of last year and was down from an average of 731 at the beginning of this year.

Ellie Mae's *Origination Insight Report* also showed that refinancing took only a **37 percent market share** in August compared to 59 percent six months earlier. Refinancing had a 48 percent share of conventional loans, three points more than in July, but a mere 18 percent of those originated for FHA. VA loans fell between the two at 26 percent.

"As we usher in fall, credit scores dropped to their lowest level since February 2014 and we saw a small rise in refinances as a percentage of closed loans," said Jonathan Corr, president and CEO of Ellie Mae. "We also continue to see modest improvements in credit availability."

The pull-through or **closing rate** for all loans was 66 percent for the second month in a row, tied for the highest since Ellie Mae began tracking that data in August 2011. Purchase loans closed at a 70.8 percent rate and refinances at 59.2 percent. FHA refis had a much lower rate - 45.4 percent.

It took an average of **47 days to close** a loan in August, 50 days for a refinance and 45 days for a purchase mortgage. Closing days were fairly consistent across loan types.

The *Origination Insight Report* mines its application data from a sampling of approximately 66 percent of all mortgage applications that were initiated on Ellie Mae's mortgage management system. The company calculates the closing rate by reviewing a sample of applications initiated 90 days earlier, i.e. the May applications.

National Average Mortgage Rates



	Rate	Change	Points
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Mortgage News Daily

30 Yr. Fixed	6.43%	+0.02	0.00
15 Yr. Fixed	5.95%	0.00	0.00
30 Yr. FHA	5.82%	+0.02	0.00
30 Yr. Jumbo	6.62%	0.00	0.00
5/1 ARM	6.28%	-0.01	0.00

Freddie Mac

30 Yr. Fixed	6.35%	-0.51	0.00
15 Yr. Fixed	5.51%	-0.65	0.00

Mortgage Bankers Assoc.

30 Yr. Fixed	6.44%	-0.06	0.54
15 Yr. Fixed	5.88%	-0.16	0.68
30 Yr. FHA	6.36%	-0.06	0.85
30 Yr. Jumbo	6.75%	+0.07	0.39
5/1 ARM	5.98%	-0.27	0.65

Rates as of: 8/30

Recent Housing Data

		Value	Change
Mortgage Apps	Aug 28	226.9	+0.49%
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%

Service oriented, responsive, competitive rates and an in depth knowledge of todays mortgage market

Value Change

51 +6.25%

After completing my degree in finance at the University of Connecticut, I started in the mortgage business right out of college in 2004. With 15+ years of experience and a primary objective of thoroughly explaining all available loan options to my clients with what is typically the largest investment in their lives, I strive to always make myself available. I constantly educate myself with respect to the mortgage industry and underwriting guidelines for FHA, VA, conventional and jumbo financing. I deliver on the expectations discussed up front and provide the service level my clients deserve from day one. I will remain in touch throughout the process and continue to follow up with you after closing. My goal is to wow you and turn you into clients for life. I want you to be so impressed that throughout and after the process you share my information with your friends, family, neighbors and co-workers who may value from my services.

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