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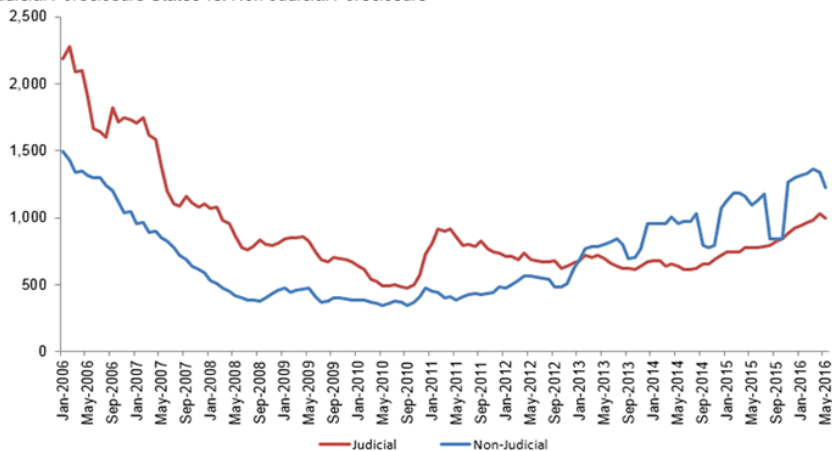
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## Foreclosure Inventory Back to 1 Percent

CoreLogic reported on Tuesday that the foreclosure inventory, the number of homes in some stage of foreclosure, had dropped to 390,000 in May, representing **1 percent of all mortgaged homes** in the U.S. This is a 24.5 percent decline from a year earlier when the inventory contained 517,000 homes, a rate of 1.3 percent. The May 2016 foreclosure inventory rate is the lowest for any month since October 2007 and was down 3.0 percent compared to April 2016.

The company's May 2016 *National Foreclosure Report* also shows the number of completed foreclosures nationwide decreased from 41,000 in May 2015 to 38,000 in the most recent period and were 67.9 percent below the September 2010 peak of 117,813. However, there were 2,000 more completed foreclosures in May than in April and the incidence is still running **well above** the 21,000 foreclosure average in the years preceding the housing crisis. There were 461,638 Foreclosures in the 12-month period ended in May 2016 compared to just over 560,000 in the 12-month period ended a year earlier.

**Figure 1 – Number of Mortgaged Homes per Completed Foreclosure**  
 Judicial Foreclosure States vs. Non-Judicial Foreclosure



Source: CoreLogic May 2016

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The serious delinquency rate (90 or more days past due including loans in foreclosure) **declined to 2.8 percent**, the lowest in more than eight years and a 21.6 percent decrease from May 2015. The total number of seriously delinquent loans in May was 1.1 million.

## National Average Mortgage Rates



	Rate	Change	Points
<b>Mortgage News Daily</b>			
30 Yr. Fixed	6.43%	<b>+0.02</b>	0.00
15 Yr. Fixed	5.95%	<b>0.00</b>	0.00
30 Yr. FHA	5.82%	<b>+0.02</b>	0.00
30 Yr. Jumbo	6.62%	<b>0.00</b>	0.00
5/1 ARM	6.28%	<b>-0.01</b>	0.00

### Freddie Mac

30 Yr. Fixed	6.35%	<b>-0.51</b>	0.00
15 Yr. Fixed	5.51%	<b>-0.65</b>	0.00

### Mortgage Bankers Assoc.

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

Rates as of: 8/30

## Recent Housing Data

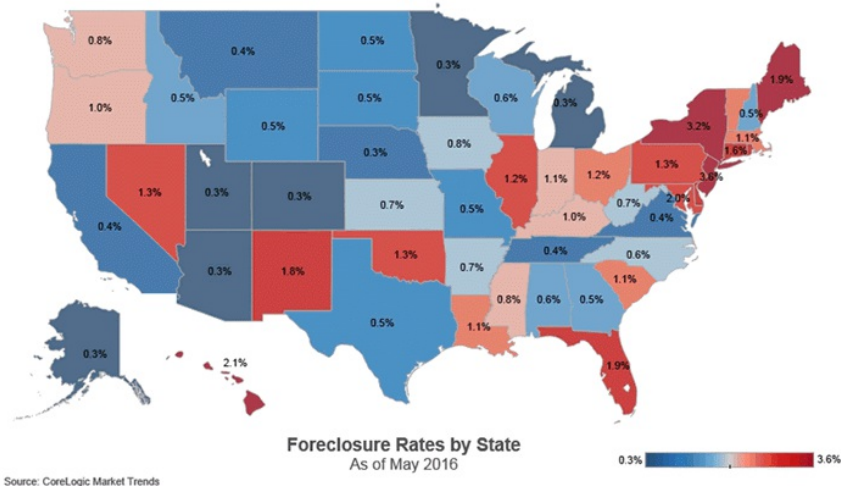
		Value	Change
Mortgage Apps	Aug 28	226.9	+0.49%
Building Permits	Mar	1.46M	-3.95%
Housing Starts	Mar	1.32M	-13.15%
New Home Sales	Mar	693K	+4.68%
Pending Home Sales	Feb	75.6	+1.75%
Existing Home Sales	Feb	3.97M	-0.75%

"The foreclosure rate fell to 1 percent in May, which is twice the long-term average of 0.5 percent. However, this masks the underlying progress at the state level," said Dr. Frank Nothaft, chief economist for CoreLogic. "Twenty-nine states had foreclosure rates below the national average, and all but North Dakota experienced declines in their foreclosure rate compared to the prior year."

"Delinquency and foreclosure rates continue to drop as we experience the benefits of a combination of tight underwriting, job and income growth and a steady rise in home prices. We expect these factors to remain in place for the remainder of this year and for delinquency and foreclosure rates to decline even further," said Anand Nallathambi, president and CEO of CoreLogic. "As we finally move past the housing crisis, we need to increase our focus on **expanding the supply of affordable housing** and access to credit for first-time homebuyers in sustainable ways to ensure the long-term health of the U.S. housing market."

The **five states with the highest** number of completed foreclosures were Florida (63,000), Michigan (45,000), Texas (27,000), Ohio (23,000) and California (23,000). These five states account for almost half of all completed foreclosures nationally.

Figure 3 – Foreclosure Inventory Rate by State



Four states and the District of Columbia had the highest foreclosure inventory rate: New Jersey (3.6 percent), New York (3.2 percent), Hawaii (2.1 percent), the District of Columbia (2.0 percent) and Maine (1.9 percent).

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

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.

**Steve Chizmadia**

