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Foreclosure Starts Buck Generally Positive Mortgage Trends

Foreclosure starts rose in June for the **second month in a row** but Black Knight Financial Services, in its "first look" at the month's mortgage performance data, says the increase did not keep starts in the second quarter of 2016 from being at the lowest level in over 16 years. There were 69,300 foreclosures initiated during the month, an 11.59 percent increase over the previous month. This was a decrease of 11.27 percent year-over-year.

The number of mortgages that were 30 or more days past due but not in foreclosure also blipped up slightly, an increase that Black Knight called **seasonal**. There were 2.18 million such loans, up 25,000 month-over-month, a rate of 4.31 of all active mortgages, 1.33 percent higher than in May. Year-over-year the number of delinquencies was down by 237,000 and the rate decreased by 10.03 percent.

Seriously delinquent loans, those 90 or more days past due but not in foreclosure, continued to trend down, dropping 27,000 from May to 692,000 loans. There were 161,000 fewer seriously delinquent loans than a year earlier.

Completed foreclosures, expressed as a percentage of loans more than 90 days past due, rose by 13.54 percent to a rate of 2.31 percent. This is an increase of 20.65 percent year-over-year.

The foreclosure **inventory**, properties in process of foreclosure, also shrank by 16,000 units in a month and was 231,000 units smaller than in June 2015. There were 558,000 properties in the foreclosure inventory at the end of the reporting period.

At the end of June there were 2.74 mortgage loans in some stage of delinquency or foreclosure, down 9,000 from May and a reduction of **nearly a half million** over the last 12 months. Non-current rates were up from six months earlier in three states, Wyoming, North Dakota, and Alaska, as those energy producing areas began to feel the impact of problems in the oil and gas markets.

The highest levels of non-current loans continue to be found in **Mississippi, Louisiana, and New Jersey**. The rates in those states are 11.19 percent, 9.18 percent, and 8.81 percent respectively. Alabama and Maine rounded out the top five.

National Average Mortgage Rates



	Rate	Change	Points
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%

Black Knight also noted that prepayment speeds (SMM) which are historically a **good indicator of refinance activity**, rose to a 12 month high of 1.44 percent. This was an increase from May of 10.30 percent, mirroring an overall rise in refinance activity corresponding to historically low interest rates.

Builder Confidence	Mar	51	+6.25%
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The company will release more detailed June performance data in its monthly Mortgage Monitor. That report is scheduled to be released on August 1.

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.

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