

LOAN CENTRAL

Market Update
May 8, 2009

Average Rates as of May 8th

| (Owner-occupied transactions) | Rate | APR | Points |
|-----------------------------------------------------------------|--------|--------|--------|
| 30 Year Fixed Conforming | 4.750% | 4.885% | 1 |
| 30 Year Fixed FHA | 5.000% | 5.872% | 1 |
| 15 Year Fixed Conforming | 4.375% | 4.602% | 1 |
| 30 Year Fixed "Conf. Jumbo" Max loan amount \$506,000 | 5.000% | 5.128% | 1 |
| 30 Year Fixed Jumbo Max loan amount \$1,000,000 | 5.625% | 5.757% | 1 |
| 5/1 ARM Max loan amount \$500,000 | 4.375% | 4.434% | 1 |
| 5/1 ARM Jumbo Max loan amount \$1,500,000 | 4.500% | 4.480% | 1 |

Note: Rates based on purchase transactions, credit scores over 740, vary by lender, loan size, loan-to-value ratio, loan type, loan purpose, buyer's method of income/asset documentation, credit history, length of lock term and other factors. The rates above should therefore be considered as estimates and are subject to change without notice.



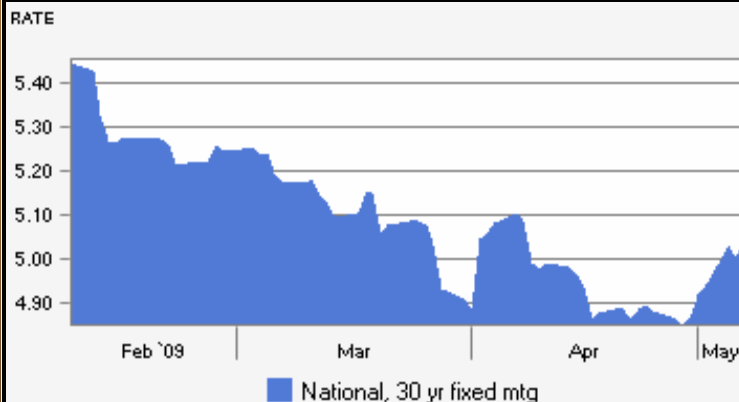
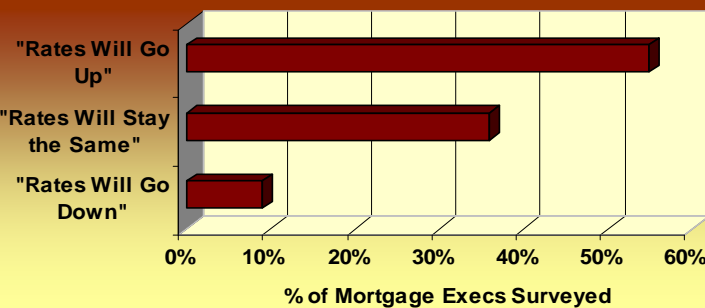
First-Time Buyers Can Still Receive Tax Credit in 2009

Did you know that First Time Home Buyers that have already filed their 2008 tax return don't have to wait until next year to receive their tax credit? Buyers can still get the cash this year, even if they have already filed their taxes for 2008. Keep in mind this money is cash in hand and they don't have to repay it unless they sell the home in the first 36 months.

Qualified first-time home buyers (anyone who hasn't owned a home in the three years prior to the purchase) are eligible to receive a tax credit of 10% of the purchase price up to \$8,000 so long as the transaction closes by Dec. 1, 2009. If the purchase date is after April 15, or after 2008 taxes are filed, an amendment to the 2008 return can be filed and the buyer can receive the credit immediately. They do not have to wait until next year's tax filing.

There are some income limitations and other factors involved, but give us a call and we'll gladly go over the details. With today's combination of low interest rates and lower home prices, this tax credit gives first time buyers an amazing opportunity to purchase a home!

Weekly Rate Change Index



3 Month Trend for the National Average Rate for 30 Year Fixed Loans Priced With 1 Discount Point

LoanCentral LLC

(425) 709-7900
(425) 709-8900 Fax

Washington Mortgage Broker License:
510-MB-30751

