

LIBERTY FINANCIAL

(888) 805-6267

Mortgage Finance News

"Others just lend money . . .we lend ourselves"



Kathy Brown

Direct
(949) 388-8880

E-Mail
kathyb@
libertyfinancial.com

Toll Free
(888) 805-6267

Fax
(949) 388-1478

Licenses: BRE 00664763
NMLS ID 261494



Why Mortgage Rates Are Not All Created Equal !

Are you purchasing a home or refinancing a mortgage? Now is a fantastic time to consider applying for a home loan. Mortgage rates are near market lows and affordability has never been more opportunistic. The question everybody asks when getting a mortgage is "what is the rate?" While the mortgage interest rate is certainly important, a better question to ask would be "what mortgage loan program makes the most sense for me?"

Here's why....

Mortgage rates vary across the board, there is no one-size-fits-all interest rate on a per loan program basis. Buying a home, refinancing a home, doing a remodel, whatever your motivations for a loan, the best question to ask is "what mortgage loan program is the most suitable for me?"

continued inside

continued from front

Asking this question allows the mortgage lender to actually give you the best mortgage rate for your situation.

It lets the lender offer you programs which are consistent with your financial goals.

It lets the lender qualify you for more than one program, giving you the full picture, so you can choose the program and rate that best suits you.

It lets the lender quote you an interest rate that's attainable based upon your ability.

If you give the lender your full financial picture, they can give you an accurate rate and cost estimate for the loan that is right for you.

Remember until the loan actually closes, everything is an estimate.

The Top 5 Most Expensive Cities in U.S. to Buy a Home



What are the top five most expensive U.S. Cities to buy a home? The answer may surprise you. This list is based on the highest price per square foot for homes in the U.S.



- 1. New York City, New York**
- 2. San Francisco, California**
- 3. Honolulu, Hawaii**
- 4. Boston, Massachusetts**
- 5. Washington D.C.**

Most people would likely guess that New York City, New York is on the top on the list of the most expensive cities in the U.S. And they are right! As of early 2021, here is the list ranking the most expensive cities in the U.S.

IRS Announces Simplified Option for Claiming Home Office Deduction



The Internal Revenue Service announced a simplified option that many owners of home-based businesses and some home-based workers may use to figure their deductions for the business use of their homes.

The new optional deduction, is capped per year based on square footage for up to 300 square feet, and will reduce the paperwork and record keeping burden on small businesses by an estimated 1.6 million hours annually.



5 dirt-cheap home staging ideas

When it comes to selling your home, appearance is everything. But hiring a professional “stager” to prepare the home for prospective buyers can cost anywhere from \$50 to \$150 per hour. Fortunately, homeowners can take matters into their own hands.

Pack away personal items

The cost: \$3 for a roll of packaging tape and some boxes.

Clear away clutter

The cost: The price of a storage unit varies (around \$45 a month).

Refresh rooms

The cost: Anywhere from \$12 to \$50 per gallon for paint, plus another \$10 to \$50 for other painting supplies.

Scrub and deodorize

The cost: Typically less than \$100 to clean a four-bedroom, 2,500-square-foot home.

Enhance curb appeal

The cost: Mulch costs around \$3 per bag. The cost of renting a pressure washer varies, but you may be able to get one from a local hardware store for \$50 per day.

5 THINGS HOMEBUYERS NEED TO KNOW WHEN MAKING AN OFFER

When it comes to buying a house, you’re looking for the perfect place to call home. The problem is, in today’s market there just aren’t that many homes available to purchase. With inventory hovering near record lows and sky-high buyer demand, a multi-offer scenario is the new normal. Here are five things to keep in mind when you’re ready to make an offer.

1. Know Your Numbers

Having a complete understanding of your budget and how much house you can afford is essential.

2. Brace for a Fast Pace

The average home is on the market for just 17 days. A skilled Realtor will do everything they can to help you stay on top of every possible opportunity.

3. Lean on a Real Estate Professional

While it may seem like a whirlwind process to you, real estate agents do this every day. That expertise can be used to give you a significant leg up on your competition.

4. Make a Strong, but Fair Offer

Let’s face it, we all love a good deal. In the past, offering at or near the asking price was enough to make your offer appealing to sellers. In today’s market, that’s often not the case.

5. Be a Flexible Negotiator

If you followed tip #3, you drafted the offer with the seller’s needs in mind. That said, the seller may still counter with their own changes. Be prepared to amend your offer to include flexible move-in dates.

Bottom Line

When it’s time to make an offer, it’s important to consider not just what you need, but what the seller may need too. Contact a local real estate professional for expert advice on this step in the homebuying process. Relying on an agent’s knowledge and guidance can help you put your best offer on the table.

**Do you have any title, mortgage
or real estate questions?
Just Call Us!**

LIBERTY FINANCIAL

30012 Ivy Glenn Drive
Suite 230
Laguna Niguel, CA 92677
www.libertyfinancial.com

PRSR STD
U.S. Postage
PAID
Irvine, CA
Permit #84

"Return Service Requested"



*Let us worry about your loan, so you won't
have to.
No secrets. No surprises.
Your best interest is our ONLY interest.*

(888) 80-LOANS