Market Update
from
Gloria Shulman
CenTek Capital Group
Mortgage Bankers & Brokers

Aggressive Loan to Value Ratios

$5,000,000 Up to 70% LTV
$3,000,000 Up to 75% LTV
$2,000,000 Up to 80% LTV
$729,750 Up to 96.5% LTV

Good Credit & Qualifying Tax Returns Required For These

MORTGAGE RATES AND COMMENTS FOR THE WEEK OF 7/19/2010 – 7/23/2010

Loan Type	Maximum	Rate	Payment Per $1,000	APR
30 Yr. Fixed	$ 417,000	4.375%	$4.99	4.61%
15 Yr. Fixed	$ 417,000	3.875%	$7.33	4.28%
5/1 ARM	$ 417,000	3.125%	$4.28	3.34%
30 Yr. Fixed	$ 729,750	4.500%	$5.07	4.74%
15 Yr. Fixed	$ 729,750	4.000%	$7.40	4.42%
5/1 Fixed I/O	$1,500,000	4.250%	$3.54	4.59%
10/1 Fixed I/O	$1,500,000	5.250%	$4.38	5.42%
30 YR Fixed	$1,500,000	5.500%	$5.68	5.62%

All Rates and Programs subject to LTV, Credit & Income Guidelines
Higher Loan Amounts Available at different rates

PLEASE CALL FOR COMMERCIAL RATES! (LTVs ARE UNDERWRITTEN TIGHTLY)

Closing Prices & Changes for the Previous Week

Prime Rate	3.250%	
2 Yr. U.S. T's	0.670%	-0.04%
5 Yr. U.S. T's	1.880%	-0.13%
10 Yr. U.S. T's	3.100%	-0.09%
30 Yr. U.S. T's	4.100%	-0.08%
11th District	1.791%	N/A
12 Mo. Treas. Avg.	0.386%	N/A
6 Month LIBOR	0.753%	N/A
1 Month LIBOR	0.348%	N/A

We have excellent Small Business Lines of Credit available!

LIGHT ECONOMIC CALENDAR

July 19th – July 23rd

Housing Starts
- This estimates how much new residential real estate construction occurred in the previous month. Single family housing is by far the most important as it accounts for 70-80% of total home building.

Weekly Mortgage Applications Index
- Since the Home Buyer Tax Credit expired the housing market has been under more scrutiny. Expect much talk about the extent to which the economy has stopped expanding.

Existing Home Sales
- Housing must fully stabilize and begin to improve before the overall economy can gain momentum.

MORTGAGE MARKET OVERVIEW

Rates remain at this year's low! Rates have leveled off but have crept up a touch from these historic lows and remain extremely aggressive. Overall, rates continue to be extremely attractive, with both the traditional fixed and interest only ARM products reflecting continued lows. For those of you waiting to catch "the bottom", at a minimum, the prudent approach should be to have your loan in and approved, waiting to pull the trigger. Starting the process when you feel the rates are at their lowest typically means you have missed the bottom.

On the purchase front, sales volume seems to be buoyant, with activity occurring across the price spectrum. We feel the key to a simplified transaction is to have your documentation completed prior to putting an offer in on a property. The lenders scrutinize loan files intensely, and the more in-depth a file can be documented, the better chances of a clean straight-forward deal.

Please do not hesitate to contact us with you or your clients' various "what if" scenarios, and always remember to please visit our website, www.centek.com.

FNMA 4.5 30 YEAR

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(760) 481-7025

PROPERTY OF THE WEEK

1730 San Ysidro Drive, Beverly Hills, CA 90210

Adrian Grant & Sheila Rose, John Aaroe Group
310-272-8002

Drive into a gated motor court with ample parking. This 4br / 3 bath ranch style home is situated on a large lot. Interior of the home is a bright contemporary with bleached hardwood floors and recessed lighting. Large living room leads into family room and a formal dining room. Kitchen with stainless built-in appliances; laundry, maids room & bath. Good sized master suite; French doors throughout. Look out to a private large yard with a pool; two car garage.

Listing Price $1,550,000

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Your Deal Must Go Through!