



USDA Product Updates

Upfront and Monthly/Annual Fees Decreased Effective October 1, 2016

USDA has announced a reduction in both the upfront guarantee fee and monthly/annual fee for fiscal year 2017, effective with Conditional Commitments issued on or after October 1, 2016 through September 30, 2017. Effective at the start of the fiscal year of 2017 (October 1, 2016) program fees for USDA Rural Development’s guaranteed home loan program will be significantly reduced. The upfront guarantee fee will decrease from 2.75% to 1.00% of the loan amount. The annual fee will change from 0.50% to 0.35% of the average scheduled unpaid principal balance for the life of the loan.

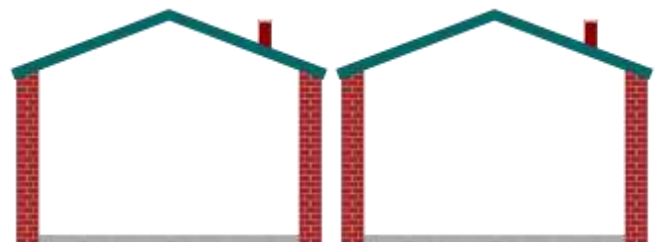
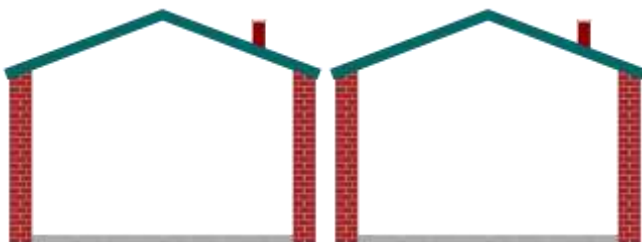
Conditional Commitment Issued	Transaction	Upfront Guarantee Fee	Annual Fee
October 1, 2015 through September 30, 2016	Purchase and Refinance	2.75%	.50%
October 1, 2016 through September 30, 2017		1.00%	.35%

\$300K purchase price at 3.25% under old structure:

- \$308,250 loan amount
- P&I payment = \$1,341.52
- MI payment = \$127.27
- 4.039% APR

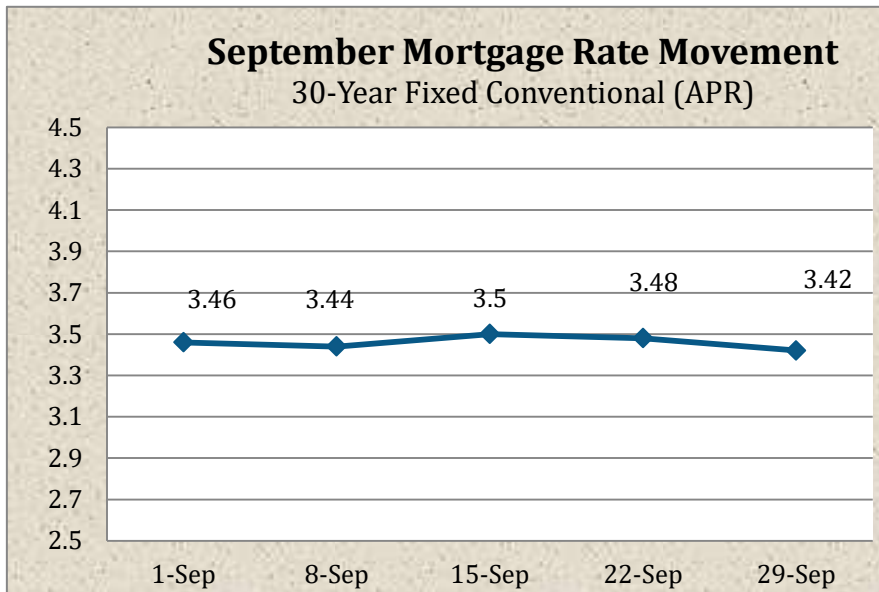
\$300K purchase price at 3.25% under new structure:

- \$303,000 loan amount
- P&I payment = \$1,318.68
- MI payment = \$87.57
- 3.737% APR



Mortgage Rates

Mortgage rates in the month of September varied by only 8 basis points ranging from 3.50% ARR, for the 30-year fixed conventional loan, down to 3.42%, which also happens to be the ten week low. This is just one point above the four year low of 3.41% set back in the month of July of this year. It is 11 points below the record low of 3.31%. For the week of September 29th, the week with the lowest APR of the month, rates were 43 points below what they were a year ago. Though the course of the economy is uncertain consumers continue to remain positive as the September consumer confidence index is up 3 percent to a new cycle high of 104.1.



News Briefs

GDP

An upgrade for nonresidential fixed investment helped to give a boost to the second revision of the second quarter GDP which, though still modes, now stands at an annualized rate of plus 1.4 percent for a three tenths gain from the original first revision. Nonresidential investment is now revised into the plus column, up a quarterly 1.0 percent from a decline of 0.9 percent in the prior report. Residential investment once strong in prior quarters is unchanged at minus 7.7 percent in the quarter for a minus 3 tenth contribution. Consumer spending was very strong in the quarter, at a 4.3 percent annualized rate and contributing 2.9 percentage points to the GDP. This strength is reflected in final sales which are revised 2 tenths higher to 2.6 percent well up from 1.2 percent in the prior two quarters. Exports are revised 6 tenths higher up 1.8 percent as net exports added 2 tenths to the quarter's GDP. The GDP price index is unchanged at 2.3 percent. The early outlook for third quarter GDP is roughly in the 2 ½ to 3 percent range.

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