



# NEW WAVE

FINANCIAL GROUP, CORP



## How To Obtain Better Rates

At New Wave Financial, we will offer the best rate possible, because we are still few of the brokers left in the business.

If you get a flyer or you see a promo on TV or Radio about exotic mortgage products, please be wary. There are no more investors buying those mortgage products anymore and you may fall as a victim of a fraud. The only programs which you can get a mortgage approval on are from Fannie Mae and Freddie Mac and/or FHA. At this particular moment, those agencies are going through severe changes due to the fact that the government took upon their assets and management to regulate their lending guidelines.



## THERE IS NO MORE BUBBLE

There is more bubble in the real estate market. Prices has declined and mortgage products are scarce and to add to the problem, there are too many houses going into foreclosure and into auctions.

To get a better rate, you will have to go FHA or conventional. Both of these products require a full documentation processing. That means that for a lender to look at the file, the risk has to be so minimal and all the conditions has to be there for the loan to be approved.

For either refi or new purchases, regardless of what other companies may tell you, the loan amount and your debt ratio has to be low. 100% financing is not longer available unless you get seriously creative. If you want to own a home, you have to be seriously structured financially. There are no more 100% financing if you have just good credit.

We can work with you all step of the way. If you have been rejected or deny a loan, do not dispair, give us a call and we will work with you on what needs to be fixed before you reapply again.

**1.800.253.0766**