

Coastal Financial . . . Where Knowledge And Experience Get Results!



Conforming Loan Limits

1 Unit	\$417,000
2 Units	\$533,850
3 Units	\$645,300
4 Units	\$801,950

Limits apply to Los Angeles County, for all other counties please call.

High Balance Loan Limits

1 Unit	\$729,750
2 Units	\$934,200
3 Units	\$1,129,250
4 Units	\$1,403,400

Market News

Rise in Refinance Demand Confirms Loan Pricing War in Primary Mortgage Market

The MBA's loan application survey covers over 50% of all U.S. residential mortgage loan applications taken by mortgage bankers, commercial banks, and thrifts. The data gives economists a snapshot view of consumer demand for mortgage loans. In a low mortgage rate environment, a trend of increasing refinance applications implies consumers are seeking out a lower monthly payment. If consumers are able to reduce their monthly mortgage payment and increase disposable income through refinancing, it can be a positive for the economy as a whole (creates more consumer spending or allows debtors to pay down personal liabilities like credit cards). A falling trend of purchase applications indicates a decline in home buying demand, a negative for the housing industry and the economy as a whole.

Economic Calendar

July 19	Nat'l Homebuilders Association Index
July 20	Building Permits
July 20	Housing Starts
July 21	Crude Inventories
July 22	Initial Claims
July 22	Continuing Claims
July 22	Existing Home Sales
July 22	Leading Indicators

Current Market Rates For July 22, 2010

Loan Type	Max	Rate	Points	APR
30/30	\$417,000	4.00%	1	4.30%
30/10	\$417,000	3.75%	1	4.05%
30/5	\$417,000	2.875%	1	3.18%
30/30	\$729,750	4.375%	1	4.68%
30/10	\$729,750	4.125%	1	4.43%
30/5	\$729,750	3.25%	1	3.55%
30/30	2 Million	5.00%	1	5.30%
30/10	2 Million	4.75%	1	5.05%
30/5	2 Million	3.75%	1	4.05%

Please Call Over 2 Million

Rates are subject to change at any time without prior notice.



July 2010

Important Dates

July 4	Independence Day
July 11	World Population Day
July 18	Nat'l Ice Cream Day
July 25	Parents' Day

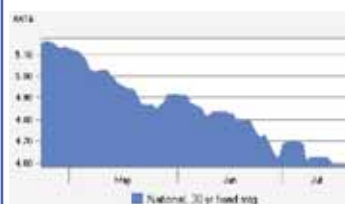


Gary Weaver

310.376.4568 ext. 306
gary@coastalfinancial.com

Gary has been the owner of Coastal Financial for 21 years, closing loans for over 24 years, and is a graduate of Penn State University with a Degree in Marketing. He is married with 2 boys and 1 girl and is a Manhattan Beach resident.

30 Year Average



Indices

	as of 7/22/10	as of 7/15/10	Change
Prime Rate	3.25%	3.25%	—
11th Dist. COFI	1.79%	1.79%	—
6 month LIBOR	.738%	.743%	-.05
1 Yr. Treasury	.32%	.32%	—
10 Yr. Treasury	2.94%	2.98%	-.04