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My mission is to help buyers qualify for the best loan available for their circumstance. I spend a generous amount of time with each client to educate them about how the mortgage industry works, through free “Mortgage 101” consultations, so they can make good decisions and get the best loan possible. I’ve revamped my website to give clients the best resources to supplement my consultations.

When I’m not doing loans, I’m an avid scuba diver and certified Rescue Diver. Eventually I’d like to become a dive instructor, so I can share the joys of this ocean sport with others.

I give back to the Monterey Bay Aquarium, Divers Alert Network (DAN), and the National Outdoor Leadership School (NOLS). I’m also a longtime Warriors fan with season tickets that I frequently share with associates and clients.



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Vic’s

# Mortgage Report

“Home of REAL Mortgage Advice”

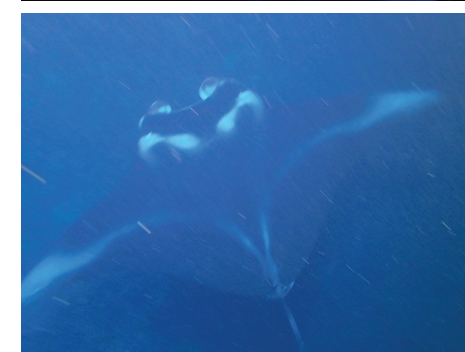
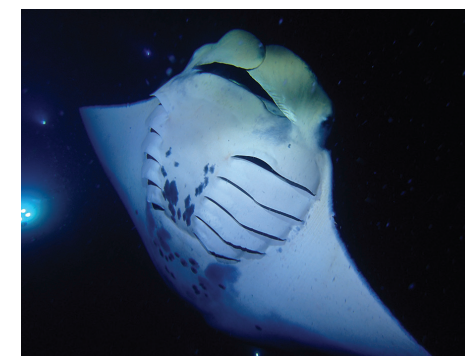
## Manta Rays at Night

Hi Friends,

Mortgage interest rates continue to be near the all-time low levels we have continued to experience since June of 2020. Mortgage rates are still at historically low levels despite the FHFA (Federal Housing Finance Administration) refinance fee hike that by now has been implemented by all lenders. The bond market has been able to weather the pull of investor funds flowing into the torrid stock market. With the continued help of the Federal Reserve, purchasing \$100 Billion+ worth of bonds and treasuries per month, bond yields that most influence mortgage rates remain at very low levels.

Mortgage rates touched the bottom again to start the New Year with the 30-year bond yield hitting historically low levels again on 1/4/2021. The day after touching these low yield levels, mortgage rates began rising until they had gone up .25% heading into the 2nd week of January and then came back down again, due to a larger than normal demand in 10-year and 30-year treasury bonds. The yield on the 10-year treasury bond floated above 1%, which spurred the increased buying in the bond market and helped put a lid on rising mortgage rates. We will see mortgage rates rise and fall on the interplay between stocks and bonds but, overall, mortgage rates continue to remain low with the continued support of the Federal Reserve.

The Federal Reserve has continued to promise low interest rates for the next few years. Mortgage rates will likely continue to be at or near these historically low levels through 2021. A lot hinges on the covid vaccine and our economy getting back on track.



I want to save space for some manta ray pictures from the Big Island during one of our manta ray night dives in December 2020. Enjoy!

*As always, your mortgage guy,  
Viral (Vic) Joshi  
Home of Real Mortgage Advice*

### Contents...

- **From the Inside...**  
“What effect does my credit rating have on me?”
- The “VA Loan Certificate of Eligibility” — How to Get Yours
- 4 Reasons to Tap Home Equity (and 1 reason NOT to)

**...And More Stuff Every Homeowner Should Know**



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