

**Desert Empire Mortgage Corporation** DRE #00973164  
**202 North Palm Canyon Drive Palm Springs, California 92262**  
<http://www.desertempiremortgage.com> Residential Home Loans  
**(760) 327-2254 office 774-4935 cel**  
**Scott J. Simmons – Loan Specialist** DRE #0090344



\* Payment per \$1,000

all conventional conforming rates

quoted assume a minimum 740 credit score

Friday, March 05, 2010

**PROGRAM #1 -  
 FIXED & ARM LOANS  
 CONFORMING MORTGAGES  
 PRIMARY & 2nd HOMES**

**4.875% 25 & 30 Year Fixed \* \$5.77 & \$5.29**

4.75% 20 Year Fixed \* \$ 6.46

4.25% 15 Year Fixed \* \$ 7.52

**5.125% Conforming Jumbo \$417,000 to \$500,000**

3.75% 5/1 ARM \* \$ 4.63

4.125% 7/1 ARM \* \$ 4.85

**\$417,000** Maximum Loan Amount

1 point SFR's, PUD's, Condo's

Fee or **Lease Land**

**PROGRAM #2 -  
 INTEREST ONLY  
 CONFORMING MORTGAGES  
 PRIMARY RESIDENCES**

5.25% 30 Yr Fixed 10 Yr I/O \* \$ 4.38

4.75% 10/1 ARM \* \$ 3.96

4.375% 3/1 ARM \* \$ 3.65

**4.25% 5/1 ARM \* \$ 3.54**

4.75% 7/1 ARM \* \$ 3.96

**\$417,000** Maximum Loan Amount

1 point SFR's, PUD's, Condo's

Fee or **Lease Land**

**PROGRAM #5 - JUMBO  
 MORTGAGES FOR PRIMARY  
 RESIDENCES  
 to \$1,500,000**

65% to \$1,500,000

6.25% 30 Yr Fixed \* \$ 6.16

6% 10/1 ARM \* \$ 6

5.625% 7/1 ARM \* \$ 5.76

5.5% 5/1 ARM \* \$ 5.68

1% point Loan Fee

**PROGRAM #3  
 COMMERCIAL PROPERTY  
 FINANCING**

**25 year loans**

**7% 3 year Fixed**

**7.25% 5 year Fixed**

65% Loan to Value

1.5% pts plus appraisal & processing

\$100,000 to \$5,000,000 loan amounts

1.25 to 1 debt service ratio

**PROGRAM #6 - MORTGAGES  
 FOR RENTAL PROPERTY 1 – 2  
 UNITS**

5.375% 30 Year Fixed Rate to **80%**  
 1 – 2 Units (no condo's)  
 1.5 points \* \$ 5.60

5.25% 30 Year Fixed Rate to 75%  
 1 point \* \$ 5.52  
 1 – 2 Units (condo's OK)

for 1 – 2 Units

80% Maximum Loan to Value  
 1 – 2 Units

75% Maximum loan to Value  
 3-4 Units call for rates

sfr's, PUD's, Condo's, Lease land

**FHA available** if one unit owner occupied  
 to **96.5% loan to value** 2 – 4 Units  
 at **5% 30 Year Fixed** Must debt Service  
 Fee Land Only

**PROGRAM #4 - FHA LOANS  
 For PRIMARY RESIDENCES**

96.5% loan to value

**5% FHA 30 yr Fixed** \* \$5.37

640 Minimum Credit Score to **\$417,000**

**5% to \$500,000** \* \$5.37

With 660 minimum credit score  
 100% Gifts allowed

Non Owner Occupant Cosignors allowed  
 Seller can pay all closing costs over minimum  
 3.5% downpayment required by buyer  
 SFR's, FHA approved Condo's, PUD's,  
 No Prepayment Penalty Assumable

**PROGRAM #7 - 100% VA & USDA  
 LOANS for PRIMARY RESIDENCES**

**VA Financing to \$417,000**

**5% 30 Year Fixed** \* \$ 5.37

**100% VA Loans to \$417,000**

**\$0 Down to \$417,000**

SFR's PUD's  
 and VA/FHA approved condo's

**USDA Financing at 5.25%**

**0% Down**

**100% Financing !!**

**Income Limits and geographical  
 requirements apply**

rates, terms, fees subject to change

**PROGRAM #8 - Multifamily  
 Apartment Building Loans**

**30 year loans**

**6.5% 5 year Fixed**

**7.5% 10 year Fixed**

**7.75% 15 year Fixed**

60% Loan to Value

1% pt plus appraisal & processing

\$500,000 to \$3,000,000 loan amounts

1.2 to 1 debt service ratio

Up to **85% Cash Out Refinances for  
 Primary Residences**

Up to 75% Cash Out Refinances for  
 2<sup>nd</sup> Homes & 70% for Rental Properties

**96.5% FHA financing**  
**100% VA financing**  
**1<sup>st</sup> Time Homebuyers**  
**Lease Land Specialists**  
**Manufactured Homes**  
**Investors to 10 loans !**  
**USDA 0% Down 100%**  
**Rental & Investment Property**  
**Consolidation & Cash Out Refinances**  
**Second Home Specialists**  
**Apartments – Multifamily**  
**Commercial loans**  
**Jumbo to \$1,500,000**