

Top 5 Mortgage Q&A for Today's Homebuyers and Refinancers

1. How are today's mortgage rates determined?

Mortgage rates are closely tied to the 10-year Treasury yield, which reflects investor expectations about the economy and inflation. Right now, yields between 4.5% and 5% mean mortgage rates are higher than the ultra-low rates of recent years but still manageable in a stable economic environment.

2. Should I lock my mortgage rate now or wait?

If you're close to applying, locking your rate is usually wise because rates can rise quickly. Waiting can pay off if rates drop, but predicting rate moves is tricky. I can help you decide based on current trends and your personal situation.

3. What loan type is best for me in today's market?

It depends on your plans and budget.

- Fixed-rate loans offer stability over 15 or 30 years.
 - Adjustable-rate mortgages (ARMs) start lower and adjust later, good if you plan to move or refinance soon.
 - Government-backed loans (FHA, VA) may help if you have lower credit scores or smaller down payments.
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4. How can I improve my chances of getting the best rate?

Focus on boosting your credit score, lowering your debt-to-income ratio, and saving for a larger down payment. Also, shop around — different lenders may offer different rates and fees.

5. How do rising mortgage rates affect my buying power?

Higher rates increase monthly payments, which might reduce the loan amount you qualify for. It's important to budget carefully and consider total housing costs, including taxes and insurance.