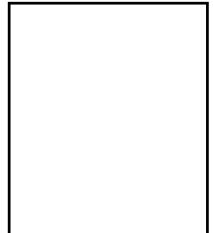


An Informational Newsletter produced and designed solely by
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Market and Economic News

FED continues to do that thing they do....

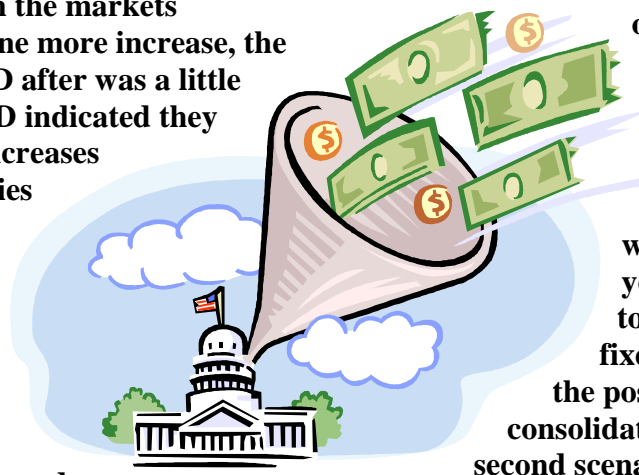
Well new guy is in at the FED and they are continuing on as expected. This past week they increased short term rates another .25% which has pushed the Prime rate to 7.75%...This was expected, but the wording after is what markets were hanging on to..With the markets expecting at most one more increase, the wording by the FED after was a little surprising. The FED indicated they are open to more increases as long as possibilities of inflation and strong growth exist. This lead to the bond markets adjusting with rates increasing as much as .25%.

Mortgage rates followed. Mortgage rates pretty much went in line with the bond market.

There has been a lot of talk of the Yield curve and how flat it is...Basically this means that short term rates are at or slightly higher than long term rates...In a normal market long term rates will be higher than short term factoring in time and inflation. This is what allows adjustables and other short term mortgage products (i.e. 3/1 and 5/1) to normally be much lower in rate than a 30 year fixed rate loan. For the most part the 3/1, 5/1...are still slightly lower than a straight 30 year fixed loan, but nowhere

near the spread they were at the last few years. The incentive for these options is not as great as it was. Some adjustable rate loans are actually higher than current fixed loans when they are fully indexed...

Alrighty then...what does all this mean? I believe the FED probably has at least one more .25% increase in them and possibly one more after that.



This would take Prime to 8-8.25% making some lines of credit 4% higher than they were just a couple years ago. This leads to the attractiveness of fixed rate seconds and the possibility of consolidating current first and second scenarios.

The intermediate loans will not be as attractive as they have been and more borrowers may look at the 30 year fixed with the interest only option. The low starting adjustables are still a great cash flow option, but the potential negative can be higher as the short term rates are higher.

The market has changed but there are still many options for the borrower to utilize. All in all rates are still at attractive levels and there are opportunities for those buying as well as refinancing.....

Stacey's Corner

Pecan Green Beans

1 lb Green beans, cleaned
4 Tbs Butter
½ cup Chopped Pecans
Dusting Salt
Dusting Pepper

Boil a large pot of salted water. Add beans & cook till crisp-tender. Drain and rinse with cool water. Place in serving bowl.

Meanwhile, melt butter in a small sauce pan, add pecans. Cook on medium low till butter foams and nuts are toasted.

Pour butter mixture over beans and dust with salt & pepper. Toss to coat evenly.

Stacey Bruno is my Loan Processor (An extremely important part of getting your loan done right and in a timely manner!!) She takes a lot of care in making sure your loan is handled correctly from start to finish. In her free time, she enjoys being creative in the Kitchen.

Many 100% Financing Options Available

These can be done with low credit scores; stated income; with Interest Only options and for investment and second homes.

Creates opportunities for many Home Buyers

Interest Rate Indexes as of December 16, 2005

11th District Cost of Funds	3.074
Prime(current)	7.250
12 Month MTA	3.478
1 Month LIBOR	4.370
10 Year Treasury(current)	4.450

New Conforming Loan Sizes

- 1-family loans: \$ 417,000
- 2-family loans: \$ 533,850
- 3-family loans: \$ 645,300
- 4-family loans: \$ 801,650

My Business is based on referrals and I always appreciate your recommendations.

If you know anyone looking to: Purchase a home; Refinance for lower rates, Consolidate debt, Better cash flow, Make home improvements, Fund college, Purchase an Investment Etc...

*Please have them give me a call or send me an e-mail
(If you received this via e-mail, please forward to friends and family)*

Current Sampling of Rates and Loan Programs

A sampling of Fixed Rate Loan Programs

Program	Rate	Max Loan	APR
30 Yr	5.875	\$417,000	6.087
15 yr	5.375	\$417,000	5.667
7/1	5.625	\$417,000	5.995
5/1	5.125	\$417,000	5.401
30 yr	6.125	\$500,000+	6.311
15 yr	5.625	\$500,000+	5.983
10/1	5.750	\$500,000+	5.962
7/1	5.500	\$500,000+	5.837
5/1	5.250	\$500,000+	5.512
3/1	5.250	\$500,000+	5.512

All rates quoted above are at 1 point. Loans are available with higher/lower points. Rates effective December 14, 2005. Please Call.

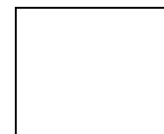
Adjustable and Other Programs:

- ◆ **NO Document Loans**
- (no job/income/asset)
- ◆ **Interest Only Loans**
- ◆ **Purchases/refinances up to 100%+!!**
- ◆ **Adjustables starting as low as 1%**
- ◆ **Rental property loans with low down**
- ◆ **B-C, "Hard Money" loans available (Tough properties, Poor credit, etc.)**
- ◆ **Lines of credit with No Lender Fees**
- ◆ **Many other programs available.....**
- ◆ **Call for your specific needs!**

Many options are available. First Security Loan represents various lenders and loan programs. The above is just a sampling of what is available. Please give me a call for your specific case. We can do loans with higher points for a lower interest rate, or loans with a higher rate and lower costs. We can do Excellent credit to Poor credit. We can do loans on your primary residence or your rental. We can do loans on houses, condos, apartments, commercial buildings, etc. **Rates do change daily, call for current rates.**

Return Service Requested

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