

The

Resource

NEWSLETTER FOR OUR RAVING FAN CUSTOMERS

September is National Breakfast Month!

Where are Rates Heading?

This is an impossible question! Factually speaking, on 8/2 we saw a huge drop in rates, but sadly rates started to trend back up the next week until 8/9 when they started to lower once again. **How quickly things change...this is the moral of the story to remember.**

As we're writing this, mortgage rates are lower since the market believes 4 rate cuts will occur this year. Some predict more and some less, but the weighted average is 4 rate cuts. The best part is, today's rates already have a factor of at least 3 cuts in pricing!

So what will happen? We believe our economy is "soft" and future rate cuts are truly "data dependent." There are 3 key reports we are watching each month which give clues to how the economy is doing. Basically, weak economic news indicates future rate cuts. Strong economic news indicates less rate cuts, since cutting rates should increase economic activity.

We believe the most important part of the Federal Reserve meeting is what is said *after* the meeting, not how much of a rate cut is done *in* that meeting. Why? Because the market is always trying to get "ahead" of actuality to make a profit.

What-If Scenarios for the next Fed Meeting:

Scenario #1: The Federal Reserve does **not** cut .50 point and says "higher for longer" – mortgage rates will increase quickly (in minutes) since a .75 bps cut is already factored in.

Scenario #2: The Federal Reserve **does** cut .50 point and says that "future cuts are data dependent" – this would mean the next 2 big reports, the Personal Consumption Expenditures (PCE) and Nonfarm Payroll (NFP) Reports will increase or decrease mortgage rates depending on the information released. Rates would stay where they are, but on 9/27 and 10/4 expect big swings either way.

Our Suggestion: Take the bird in the hand *now* versus gambling on what the Federal Reserve does or the reports say. Keep in mind, this is an election year and the NFP Report gets published and then "revised down" in the next 30-60 days. **If you are looking to buy a home, lock your rate now and eliminate the risk/volatility.**



3 Key Dates:

- 9/18** Federal Reserve concludes meeting
- 9/27** PCE Report: covers inflation
- 10/4** NFP Report: covers the job sector



With a Better Breakfast

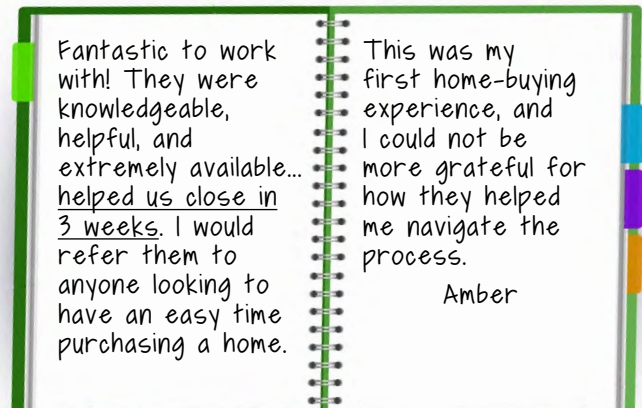
Research has linked eating breakfast with greater longevity, and experts have long suggested eating a bigger meal for breakfast than smaller meals for lunch and dinner. To adjust our morning meal to match the world's healthiest communities, we should replace our sugary breakfast foods with beans, vegetables, rice, fruits, and oats.

Source: CNBC

We ♥ Helping First-Time Buyers!

Buying a first home is a huge accomplishment, but it's even more impressive when you are buying a home from across the country (33 hours away in Amber's case)! This would be close to impossible without a team like ours who work hard to get Buyers to the closing table on-time with clear communication throughout.

We were happy to help Amber buy her first home last month, here's what she had to say about our smooth, stress-free process!



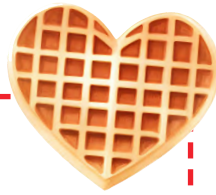
Who can we help buy a home stress-free? Pass this newsletter on and have them call to get started!

*God Bless the troops
serving to preserve
our freedom.*

EQUITY
RESOURCES, INC.
more than
a mortgage company

We proudly offer FHA, VA,
Conventional, Jumbo,
USDA Rural Development,
& Construction
Home Loans.

National Day CORNER



Churro Waffles

From onesweetappetite.com

- | | |
|-------------------------------|----------------------------|
| Ingredients | ½ c butter melted |
| 2 c all-purpose flour | 1 tsp pure vanilla extract |
| ¼ c granulated sugar | Topping |
| 3½ tsp baking powder | ¼ c butter, melted |
| 2 large eggs | 1 Tbsp ground cinnamon |
| 1½ c whole milk or buttermilk | ½ c sugar |

Instructions

Preheat waffle iron to medium-high. Spray on a light coat of non-stick spray or a brush of butter.

In a large bowl, whisk together flour, sugar, and baking powder. In another bowl, beat the eggs until fluffy. To the beaten eggs, add milk, melted butter, and vanilla. Mix well. Pour wet ingredients into the bowl with the dry ingredients. Stir until just combined.

Scoop enough batter onto the preheated waffle iron to cover the grids. Cook until they are golden brown and crisp (check your iron instructions for timing).

Prepare the topping: mix cinnamon and sugar together in a shallow dish. Melt butter in another dish.

As you remove cooked waffles from the iron, brush both sides with melted butter, then dip each side in the cinnamon-sugar mixture, coating well. Serve warm with toppings of your choice.



Fall Home To-Dos

The arrival of Fall means it's time to prepare your home for winter. Here is a handy checklist to make sure your house is ready for cold weather.

- Make sure smoke and CO detectors are working and check their batteries and expiration dates.
- Test your sump pump by pouring water down the sump pit until the pump turns on.
- Remove, clean, and store window screens.
- If your home has storm windows, install them.
- Remove window air conditioners or winterize your central air system.
- Contact HVAC professionals for annual maintenance on the furnace and change the filter.
- Clean your chimney or schedule a cleaning with pros.
- Winterize exterior faucets and sprinkler systems, drain garden hoses and store.
- Remove leaves from gutters and any water features.
- Store or cover outdoor furniture.
- Reverse ceiling fans so blades rotate clockwise.

Your Referrals

Are the Greatest Compliment.

Tell all of your friends!



We helped Lori with a purchase in 2018 and then a refinance in 2020 which reduced her family's monthly payment by over \$600 and removed mortgage insurance. She referred her **daughter** Jillian to us and we helped her purchase a home from a friend of the family last month.

Another Referral Closed = Another Happy Client!



REFER A

- FRIEND
- NEIGHBOR
- CO-WORKER
- FAMILY MEMBER
- HAIR STYLIST
- DOG GROOMER
- GOLF BUDDY
- PICKLEBALL PARTNER

Please pass on my info to anyone I can help!

▶▶▶ 774-573-0329 ◀◀◀



Football Terms Jumble

Unscramble the letters to find football words. Email or text a pic of your answers by 10/1/24 and we'll enter you in a drawing for a **\$50 gift card of your choice!**

1. UOTCONHWD _____
2. TOPNCEETRNII _____
3. NCNILMEOTPOI _____
4. ARDNCSEYOY _____
5. ELPYNTA _____
6. DNSEEF E _____
7. LMBFEU _____
8. TFASYE _____
9. ILTBZ _____
10. DEUHL D _____



Entry From: _____



Congrats to Rusty, our July Jumble winner.

August Beach Words: Seashells, Sandcastles, Watercraft, Sunglasses, Dolphins, Seaweed, Jellyfish, Driftwood, Starfish, Turtles



We made Kenzi's home purchase possible with a no down payment USDA loan. She went from **application to clear to close in 18 business days*** and brought **\$0 to her closing!** Here's what she had to say:

"The best lender. Communication was top notch and I always understood what was going on during the entire process. Highly recommend."

Who Can We Help With a \$0 Down Payment Option?



Ed Moloney
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NMLS 10321

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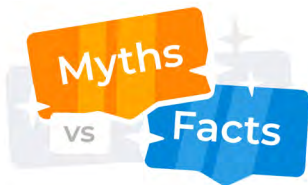
Free Application at

www.moloneymortgage.com

Please give me a review!

www.facebook.com/edmoloneymortgage/

www.zillow.com/lender-profile/EdMoloneyLoans/



About \$0 Down USDA Loans



Download my app and you'll be able to contact me with a push of a button. Or refer me to a friend with one click!

To download, click the URL or enter <https://equity247.app.link/gKgZPtGt5Fb> on your smartphone browser.



Our Purpose is to Improve the Lives of Families.

First-Time Buyer Testimonial

They walked us through every step, answered a million questions, guided us along the way and were there for us with detailed explanations. They worked quickly to get us numbers, and put us in a much better loan program than the three other lenders we had quotes from. I would recommend them without a doubt to anyone looking to purchase or refi. We were not just another loan for them, they treated us like they knew us personally and worked hard to get us in the best loan program. The entire process was taken care of smoothly and quickly. We were able to close early because they were just on the ball with everything. This is an amazing group and I would highly recommend using them.

- Michael



There seems to be a lot of confusion about USDA home loans—more than any other program. It is true that it is a no down payment option which makes buying a home possible for more people. Plus, depending on the appraisal, buyers may be able to finance closing costs and pre-pays, bringing no cash to closing. Here are a few myths and facts about the great USDA program.

MYTH: *USDA Loans are Only for First-Time Homebuyers.*

FACT: USDA Loans are available for buyers whether it's their first or fifth time buying! Primary residences only, not available on vacation or investment homes.

MYTH: *You Need Perfect Credit to Qualify for USDA.*

FACT: USDA loans do not have a minimum credit score requirement, however the buyer's credit and debt to income ratio will be considered. Another plus for USDA loans: monthly mortgage insurance costs do not increase for lower credit scores.

MYTH: *USDA Loans Have a Lengthy Approval Process.*

FACT: The overall approval timeline is comparable to other loans. On average we have our USDA loans from application to clear to close in 25.5 business days.*

MYTH: *It's a Farm Loan and You Can't Buy in the City.*

FACT: Many suburban areas are USDA eligible and according to the Housing Assistance Council, 97% of US land is USDA eligible.

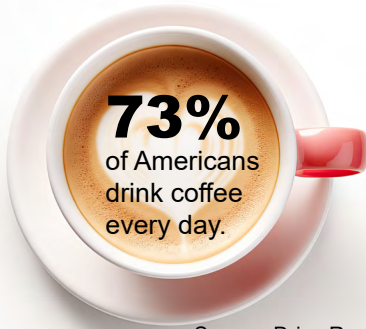
*Turn time varies by transaction, we cannot guarantee loan process time on every loan. Statistic is business days from application to clear to close for USDA loans closed 1/1/24-8/1/24.

Celebrate National Coffee Day 9/29

with these tips to make a better cup of joe at home! And be sure to mark your calendar since many coffee shops and donut stores offer special deals on this day.

- ▶ Find the right bean for your flavor preference. Coffee beans have different flavor depending on their growing region. Consult a local coffee roaster for help finding your favorites, and buy whole bean coffee for best flavor and freshness.
- ▶ Use a scale instead of a spoon to measure your beans. For a 6-cup, automatic drip coffeemaker, measure out 90 grams of whole bean coffee using a kitchen scale.
- ▶ Only grind the amount of beans you plan to use for that cup or pot, and brew with filtered water.
- ▶ Store beans in a sealed ceramic or glass canister that blocks out sunlight.
- ▶ Never freeze coffee beans as this causes them to absorb moisture which can affect taste.
- ▶ Since coffee beans have oil that will build up and cause a burnt taste, it's important to clean your coffeemaker often.

Source: www.readyseteat.com



Source: Drive Research

Click for more Coffee Stats:
<https://rebrand.ly/CoffeeStats>

36%
of people drink
3 to 5 cups of
coffee a day!



Fantasy Football for the Win

Close friends and family ranked as the two most common groups of fantasy football opponents with 83% of those saying it helps them keep in touch with friends they wouldn't otherwise see. Of those who compete against family, 63% say fantasy football is one of the most important things they do for family bonding, with 83% noting that it helps them build familial relationships across generations.



44%
play with
co-workers.



Of those who play with colleagues, more than **two thirds** believe it helps them integrate and connect with new team members.

Source:
Yahoo
Sports

"May every sunrise hold more promise and every sunset hold more peace..." - Umair Siddiqui

*Raving Fan Comments
straight from the horse's mouth!*



"Ed and his team are wonderful to work with... any questions I had they were quick to respond, his team worked diligently and **had our financing ahead of schedule by 3 days.** They made a stressful transaction seem easy. If I'm ever in need to refinance or need a loan I will call Ed, and recommend to anyone that needs a loan and tell them they are in good hands with Ed and his team." - Nicki

"*A Great Team!* My husband and I were moving to be closer to our sons. We started working with Ed and Brian before we even put our house on the market. **They were there for us every step of the way.** They were patient but kept in contact with us to keep us updated and to make sure everything was moving along. They knew we were staying in our camper and needed to close as soon as possible. They communicated with us multiple times a day assuring us they were going to get this done for us. My husband and I highly recommend Ed and his team." - Gloria



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SEPT 2024