



DeeDee and Mike Fleming

REAL ESTATE, RATES AND RECIPES

MAY 2006

Service With an Old-Fashioned Touch

Rate Increases? Not a Problem...

A couple of years ago, we brought to your attention the amazingly low interest rates we were experiencing compared to the historical average. You might think with the recent rate hikes, that interest rates are starting to become prohibitive. But this couldn't be further from the truth!!

The current year's average 30-year fixed rate is **still lower than the average rates before 2003.**

(Freddie Mac, 30-year fixed rate national average, <http://www.freddiemac.com/pmms/pmms30.htm>)

	1980: 13.74%	1990: 10.13%	2000: 8.05%
	1981: 16.63%	1991: 9.25%	2001: 6.97%
1972: 7.38%	1982: 16.04%	1992: 8.39%	2002: 6.54%
1973: 8.04%	1983: 13.24%	1993: 7.31%	2003: 5.83%
1974: 9.19%	1984: 13.88%	1994: 8.38%	2004: 5.84%
1975: 9.05%	1985: 12.43%	1995: 7.93%	2005: 5.87%
1976: 8.87%	1986: 10.19%	1996: 7.81%	
1977: 8.85%	1987: 10.21%	1997: 7.6%	
1978: 9.64%	1988: 10.34%	1998: 6.94%	
1979: 11.20%	1989: 10.32%	1999: 7.44%	

After a dozen years of double-digit rates in the 1980's, we've enjoyed more than a dozen years of *single-digit* mortgage rates. Furthermore, today's rates are among the lowest that many of us have seen in our lifetimes! So don't be discouraged, the American Dream is still within reach, and there are still plenty of buyers out there qualified to purchase your home.

OH, BY THE WAY...

We have a nation-wide network of realtors and brokers, so you're never too far away for us to help you. We can match you up with an agent just right for you, *so don't be afraid to call!*

Chocolate Clusters

INGREDIENTS:

- 1 cup semisweet chocolate chips
- 1 cup butterscotch chips
- 1 cup peanuts
- 1 cup chow mein noodles

DIRECTIONS:

1. In sauce pan, over low heat, melt chocolate chips and butterscotch chips.
2. Remove from heat and immediately add peanuts and chow mein noodles. Mix until well coated.
3. Drop on to a wax paper lined cookie sheet until set and chilled. Enjoy!!

(from allrecipes.com)

Average Mortgage Rates

(Source: FHLMC "Freddie Mac" www.freddiemac.com)

May 18, 2006	30-yr	15-yr	5/1-yr ARM	1-yr ARM
Average Rates:	6.60%	6.20%	6.23%	5.62%
Fees & Points:	.5	.5	.5	.7



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