



MAGNET RECALL

Dear Mortgage Monkey Refrigerator Magnet User:

We must inform you that your Mortgage Monkey magnet is now dangerously obsolete as Gary Boyer is now affiliated with Hyperion Capital Group. Do not be alarmed – clients of Gary Boyer will continue to receive the same exceptional service and, in fact, may be able to experience a wider range of available mortgage programs and services than previously were available.



1. With fingers of right or left hand, grasp old magnet and remove from refrigerator.



Figure 1

2. Carefully bend over and retrieve photos and notes that fell to floor pursuant to Step 1.



Figure 2

3. Dispose of old magnet in garbage, or throw on desk never to be seen again.



Figure 3

4. Remove new magnet from envelope, and place in desired position on refrigerator. Invite family and friends to admire and envy.

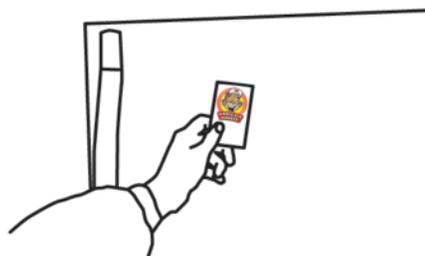


Figure 4

Following these simple steps will insure you have the most accurate, up-to-date contact information for Gary Boyer.

Same Office, New Name!



After almost eight years with Guarantee Mortgage, my office has recently become affiliated with Hyperion Capital Group. In my continual quest to maintain my position as a leading resource for my clients, I am excited to be a part of a strong local company that I can continue to grow with. I believe that being aligned with an industry leading direct lender, while maintaining the ability to broker loans; will position me to provide you with the best loans to fit your needs.

Hyperion shares my philosophy of building relationships and being a service leader without the red tape of a larger company. Over the years, I have helped thousands of homeowners find their perfect purchase and refinance solutions. With Hyperion's product mix and service levels, I am confident that together we will lead the industry into the next decade.

The great news is that my phone number and office location remain the same! I am confident that with my experience and new alliance, I can serve you better than ever.





Gary's Crystal Ball



To combat the 'Great Recession' the Federal Reserve took an unprecedented step in early 2009, and began purchasing Mortgage Back Securities which are known as MBS. This was done for two primary reasons.

The first goal was to lower interest rates to help make mortgage financing as affordable as possible. The second goal was to keep funds available to good, qualified borrowers.

In my opinion, this program has been very successful. When the markets were frozen from the collapse of Lehman Brothers, the paralysis came from fear and uncertainty. Without the Fed taking this extraordinary action, we could have seen a situation where well qualified borrowers would have struggled to find a loan because everyone was hunkering down and didn't want to lend. That spiral would have led to demand that couldn't be filled. Rates would have dramatically increased.

The Fed's direct involvement in purchasing MBS came to an end March 31st. The fear as we entered 2010 was that this would cause an immediate and overwhelming move in rates. There is no question in my mind that this will have an impact on future rates. However, the markets are recovering and so far the impact so far has been muted.

Over the next few months I believe we will see rates increasing from their current levels of around 5.0% for 30-year fixed rate loans. Most likely, rates will move up about a half to three-quarters of a percent in the coming months. Even more importantly, I think the markets will be very volatile as that happens due to the battle of good and bad news on the economic front. Overall, I think the worst is behind us and we will start to see more positive economic news in the coming months.

The giant elephant in the room at this point is housing. The Federal Housing Tax Credit Program is coming to an end soon. There is tremendous concern that this could have a big impact on the fragile recovery taking place.

However, there is still time to take advantage of the Tax Credit. To qualify, your offer must be accepted by April 30th and close by June 30th. If you or someone you know has thought about this opportunity, it is time to get busy! I know there are many people who keep thinking about this and yet haven't explored their options. I'm here and ready to help you figure out what's possible. Don't hesitate to ask!



THE WORD FROM GARY

While watching a rerun of Sex and the City the other night Carrie posed a question to her best friends. "Today I had a thought. What if I... what if I had never met you?" That line got me thinking about Kristen, Krista, Katie, Cassie & Jill. They are my...Sex and the City, Portland style. While they will not be happy with this statistic...I have collectively known them for over 90 years!

There is something very special about having close friends who have known you for more than half your life. They knew me when I was head of the Geek Squad in High School. Yes, I was a member of the Newspaper Staff! Of course, I remember a thing or two about their earlier days as well! One word ladies, Bangs! Over the years, we have been together through so many life-changing events. We have celebrated together at weddings; played cards while waiting for babies to come; and been there for each other through so many events big and small.



With so much going on, a few years ago we decided that it was time for our group to get away for a few days each year with just us - no children and no Husbands allowed! "Girls" weekend was born. I can't tell you how much Mike loves teasing me with that name!

So, Vegas, here we come! The Husbands like to call it: "Moms gone wild!" What they don't know...is just how true that is. It all starts the moment everyone arrives at the airport. As most of you know, I'm not the most shy or reserved guy in the world. When you put me with five people who I adore and who love to tease me...it's not going to be a quiet flight!

Since we only get to do this once a year, we make the most of it! We love Vegas because there are so many things to see and do. One of my favorite memories was all of us linked arm-in-arm in front of the Bellagio fountains late one beautiful night enjoying one amazing performance after another. We sang together, we laughed together and during one special song, we even cried together. It is one of the greatest parts of having friends who have known you more than half your life - you don't have to be anything other than who you are with them. In my opinion, it is a rare and beautiful gift to have a group of people who all know each other so well.

Of course, while we are in Vegas...we have to let loose! The amazing part is that they wear me out. I'm not sure if they have this store of energy from all the demands of motherhood, or if they are just used to not sleeping through the night. It's a sight to behold as all of that pent-up energy is unleashed! The highlight of the trip will be on Sunday. As a spur of the moment thing last year, we rented a poolside cabana for a day. It was HEAVEN!! We spent the entire day lounging in the sun, reading books, laughing together and feeling spoiled. It was amazing. The great part was that with the privacy of the cabana, those of us on the not-so-skinny front felt completely at ease and had the best day by the pool ever. We immediately decided last year that this must immediately become a tradition.

I simply cannot wait to go! I think one of the biggest challenges for all of us as we get older is making time for what really matters - our loved ones. I hope you get a chance to spend some quality time with your loved ones as the sun comes out. Check out the latest market action and make sure to take care of your magnet recall. If there is anything I can do for you, your friends or family please let me know - that's what I'm here for.

