

Weekly Mortgage Bulletin

Diversified Capital Funding

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Loans up to \$359,650

Type	Trend	Rate	APR
30 Yr FIX	↑	5.750%	5.836%
15 Yr FIX	↑	5.500%	5.645%
5/1	↑	5.250%	4.309%
3/1	↑	4.875%	4.097%

Loans over \$359,650

30 Yr FIX	↑	5.875%	5.937%
15 Yr FIX	↓	5.500%	5.601%
10/1	↑	5.625%	4.583%
7/1	→	5.500%	4.522%
5/1	→	5.250%	4.289%
10 Yr Bond	→	4.102%	
Prime	→	6.250%	

Identity theft, part 1

There's an old quote. "Steal my purse and you steal nothing. Steal my good name (and social security number) and you steal everything." OK, so (and social security number) was added to the original quote. The original had a finer moral tone, but the revised contains a more pertinent message for today.

As described by Federal Trade Commission, "Identity theft occurs when someone possesses or uses your name, address, social security number (SSN), bank or credit card account number, or other identifying information without your knowledge with the intent to commit fraud or other crimes."

Thieves can steal your identity in many ways. They get information from businesses by stealing, bribing an employee, hacking into the computers. They go through your trash, or a business's trash. They steal wallets and purses. They steal mail containing statements, pre-approved credit offers, checks. They scam information from you posing as a business person or government official.

And if they get your identity, your life can become miserable as they use your credit card, open new credit, take out new loans in your name, establish phone or wireless service in your name, counterfeit checks or debit cards and drain your accounts, open a bank account in your name and write bad checks, file for bankruptcy in your name. They can give your name to the police if arrested, and if they are released and don't show up for the court date, a warrant could be issued in your name. That's a whole load of extremely damaging stuff.

So the question is, "how can I prevent it?" And the answer is, "there is no perfect defense, but there are some precautionary measures."

DON'T give out personal information on

the phone, through the mail, or over the internet unless you are sure you know who you are dealing with.

DON'T carry your SSN card.

KEEP all personal information that you have at home in a secure place.

DON'T place outgoing mail in an unsecured mail box.

SHRED the following rather than toss them in the trash: receipts, credit applications, insurance forms, billing statements, bank statements, credit offers you get in the mail.

CARRY only the identification information and credit/debit cards that you need.

DON'T include your address and/or phone number on personalized checks.

WHEN ordering new checks, pick them up at the bank rather than having them mailed.

TO prevent prescreened credit card offers, call 1-888-567-8688 and opt out.

PLACE passwords on your credit card, bank, and phone accounts.

GIVE your SSN only when absolutely necessary. Ask to use other numbers.

MONITOR your billing cycles. A missing bill could mean an identity thief has taken over your account and changed the billing address.

BE wary of promotional scams. They may just be after your personal information.

KEEP your purse or wallet in a safe place at work.

The preceding suggestions came from a Federal Trade Commission website: www.consumer.gov/idtheft/.

Log on to www.google.com and type in "identity theft." You'll find several other helpful sites about identity theft.

Next week's bulletin will address what to do in the unfortunate event someone steals your identity.

Rates shown are effective 9:00 AM the above date for a 30 day lock, zero points, and for a purchase loan. Rates can change without prior notice. Arrows show a one week trend. Diversified Capital Funding is a broker licensed by the California Department of Real Estate. License #01258060.