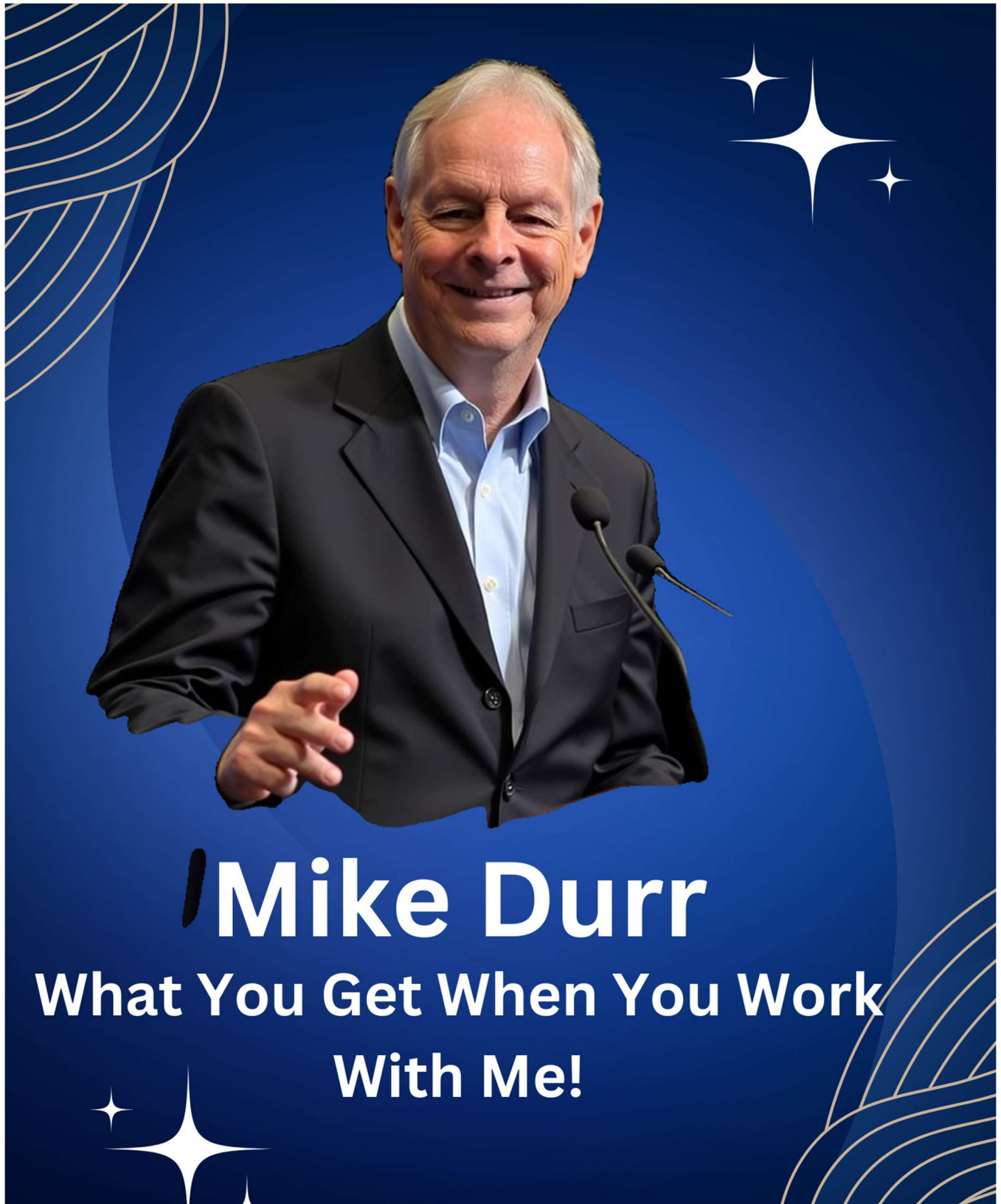




**Mike Durr is The
Kingwood Mortgage
Guy**



Mike Durr

**What You Get When You Work
With Me!**



**Mike Durr is The
Kingwood Mortgage
Guy**



Quick Bio

Mike Durr is married and has three adult children, and three Grandchildren. Mike is a believer in the Christ, Jesus.

Mike is a seasoned athlete who loves the comradery of competition whether it's tennis, pickleball, or monopoly. Game on!

Mike is a "foodie" he loves Mexican food, Steak and Bluebell ice cream.

Mike is a Dallas Cowboy fan (painfully) and a huge Houston Astro fan.

Mike loves music with favorites being 70's & 80's rock but leans towards Country Western today.

Mike has been in the real estate business for just over three decades and he has also purchased, renovated, rented, and sold over thirty of his own properties throughout San Antonio, Dallas and Houston. This experience best serves his team's homebuyers, investors, sellers, and families before, during, and long after the initial loan.

The KMG Lending Team has closed & Funded over 60+ million in property sales in the last few years. They have also received awards in recognition of Industry Leading Closing Times.

Mike's approach is deeply analytical, and he works tirelessly to ensure his clients and Agents are up to date and understand all the details of their home loan process.

Prior to lending & real estate, Durr spent the first part of his career as a manufacturer rep for a group of sporting goods manufacturers. Durr graduated from NTSU with a secondary teaching degree.



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What do you get when you choose Mike Durr, The Kingwood Mortgage Guy to help you find great financing on your home

- A quick response – same day in most cases
- A review of your loan options
- What each loan looks like when compared to each other
- We generally never charge for a credit report
- We compare the loan options against each other and compare where you are after 5 years
- We do the same thing and compare the loan options after 15 years
- We create, what we call is a Detailed Mortgage Estimate
- In almost all cases we do three options with different rates on the Estimate; Best Rate, Good Rate, and Least Out Of Pocket Rate
- We always do a 4-6 minute video to explain the estimate
- We provide an easy online way for you to give us your information
- We also provide a safe way to upload your personal financial documents
- We review the documents you send us in most cases the same day
- I will give you a quick briefing on how the loan process works
- I will guide you with what the underwriters are looking for and what they like
- During the loan process you and your agent will be updated two times each week
- We close most of our loans within three weeks
- We will do our best to attend your closing!



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Here are comments from the last two years of what our clients say about us in their 5 star reviews:

“Mike took time to explain the process in detail”

“It was easy to get docs to us”

“Mike gave me rate options & shared his experience”

“Mike was always available”

“Mike’s rates were the best”

“Mike gave us support and explained with an ability to simplify things”

“Mike listened to my concerns”

“Never any pressure”

“Mike kept the whole team in the loop”

“Mike kept me up to date”

“Explains everything thoroughly”

“going the extra mile to make sure we understood the process”

“Many options”

“Very responsive throughout”

“Mike explained the best options”

“Consistently transparent, professional & respectful”

“professional along with friendly caring attitude”

“Mike helped us with tips to improve our credit score”

“Mike went above and beyond to make sure our family was informed” “educated and comfortable with the entire process”

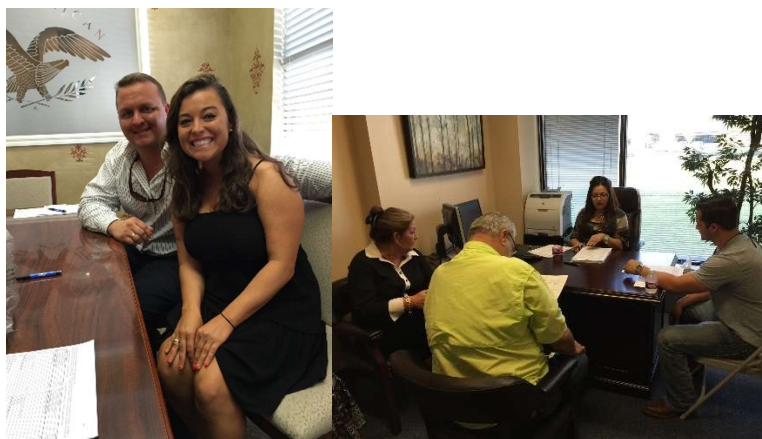
“Reaching out to the Kingwood Mortgage Guys was the best decision my family ever made”

“working with our best interest at heart”

“Mike has the heart of a teacher”



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Markets Overview

Treasury Yield Spread

Day Change: 2:38 PM

UMBS 30YR 6%

100.54

0bp

9:30 ET

0 bp

10:00 ET

0 bp

10:30 ET

0 bp

11:00 ET

0 bp

11:30 ET

0 bp

[Show more coupons](#)

10Y UST

4.5282

0bp

Open

0.0000

Last

4.5282

High

0.0000

Low

0.0000

[Show more treasuries](#)

SPDR S&P 500 ETF

591.15

0

Open

0.00

Last

591.15

High

0.00

Low

0.00

☒ 200 DMA N/A ☒ 100 DMA N/A ☒ 50 DMA N/A ☒ 25 DMA N/A ☒ UMBS 30YR 6% N/A

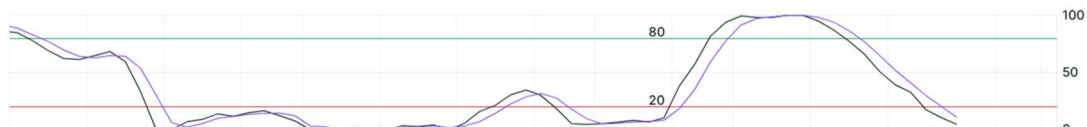
[Filters](#)

[Draw](#)



Stochastic

☒ %K (21) ☒ %D (3 DMA)





Mike Durr is The Kingwood Mortgage Guy



US Housing Market Weekly

March 21, 2025



Michael Durr

Senior Loan Officer
Edge Home Finance Corporation
NMLS #318989

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Visit My Website



If The Fed Didn't Cut Rates This Week, Why Did Rates Fall?

Interest rates improved fairly steadily throughout the week with the biggest drop seen after Wednesday's Fed announcement. The Fed didn't cut rates, nor was any rational person expecting them to at this meeting. So why did rates move lower?

First off, we have to specify the rates in question. The Fed only sets the Fed Funds Rate whereas mortgage rates (and most other rates) are determined by market forces. The Fed only meets to entertain the notion of changing the Fed Funds Rate 8 times a year whereas market movement causes other rates to change constantly.

Even when the Fed is holding steady, the market often reacts to one of several pieces of information on Fed day. This information can either speak to the Fed's rate outlook in the future, or it can impact bond market trading (which in turn impacts longer term rates, like mortgages). This week's Fed announcement did both of those things.

At every other Fed meeting, each member records their opinion of the appropriate Fed Funds Rate at the end of the next few years. The Fed refers to these as "projections" while the average onlooker views them as forecasts. That doesn't much matter. What the market is truly reacting to is the glimpse into the Fed's predispositions. They let us know what each Fed

National Average Mortgage Rates

	Rate	Weekly Change	Daily Change
Mortgage News Daily			
30 Yr. Fixed	6.72%	-0.09	+0.01
15 Yr. Fixed	6.13%	-0.12	+0.01
30 Yr. FHA	6.15%	-0.13	+0.02
30 Yr. Jumbo	6.90%	-0.11	0.00
5/1 ARM	6.32%	-0.15	+0.02

Freddie Mac

30 Yr. Fixed	6.67%	-0.17
15 Yr. Fixed	5.83%	-0.19

Mortgage Bankers Assoc.	Points
30 Yr. Fixed	6.93% -0.02 0.66
15 Yr. Fixed	6.31% -0.04 0.70
30 Yr. FHA	6.70% -0.04 0.00
30 Yr. Jumbo	7.03% +0.07 0.53
5/1 ARM	6.08% -0.12 0.77

Rates as of: 3/21

MBS and Treasury Market Data

	Price / Yield	Change
MBS UMBS 5.5	99.90	+0.01
MBS GNMA 5.5	100.09	+0.02
10 YR Treasury	4.2544	+0.0237
30 YR Treasury	4.5904	+0.0387

Pricing as of: 3/21 5:59PM EST

Recent Housing Data

	Value	Change
Mortgage Apps	Feb 19 214.9	-6.57%
Building Permits	Dec 1.5M	+1.91%



Mike Durr is The Kingwood Mortgage Guy



Detailed Mortgage Estimate



Name(s) Your Name Date: 17-Mar-25

Description: **Option 1: Best Rate** Fixed Rate without escrow account

Total points including origination fee = 4.651 NMLS #318989

Loan and Property Information

Type of Loan, 1st:	Fixed Rate	\$425,000 Sales Price
Loan Term - 1st	360	\$340,000 First Loan Amount
Loan Term - 2nd	0	\$0 Second Loan Amount
Note Rate:	6.375% if locked today	80.0% Total LTV
2nd Lien Rate		16-Apr-25 Closing Date
Hazard Ins yr:	2,489 Estimate	0.35% Monthly Mortgage Insurance %
Taxes yr:	4,664 Estimate	single family occupancy type

KMG Closing Costs

2,000 Origination	6,800
Section A Processing	
Underwriting	0
Funding	0
Subtotal =	6,800

KMG Escrow Waiver

2.651 discount points	9,013
Subtotal =	9,013

Related 3rd Party Fees

Appraisal	900
Section B Credit	150
Flood Cert	8
Processing	895
Tax Return Verify	0
MERS	25
Doc Prep-Atty Fees	150
Subtotal =	2,128

Estimated Title and Other Fees

Section C Lenders Title Policy	100
Owners Title Policy	Seller
Settlement	550
Delivery	50
Recording	150
Tax Certificates	87
Survey	500
2nd lien charges	0
Transfer Fee	?
Other	
Subtotal =	1,437

Estimated Prepayments & Funds for Escrow Account***

15 Days of Interim Interest	59.38 per day	890.75
0 Mo Taxes	388.67 per mo	0.00
12 Mo Hazard Insurance	207.42 per mo	2,489.00
0 Mo Mortgage Insurance	0.00 per mo	0.00
0 Condo Fee	0.00 per mo	0.00
Section G Total Prepays =		3,379.75

*** insurance and tax amounts and months required vary, this is an estimate

Estimated Monthly Payments

Principal & Interest at 6.375%	2,121.16
Taxes	
Homeowners Insurance	
2nd Lien Principal & Interest	0.00
Mortgage Insurance	0.00
Condo/HOA fee (not escrowed)	0.00
Total Monthly Payment =	2,121.16

Cash To Close Estimate

Down payment	85,000
Closing Costs - Lender	15,813
Closing Costs - Other	3,565
Prepays	3,380
Subtotal	107,758
Less earnest Money	0
Closing Cost Deposit, paid at application	
Less Seller Credit	-8,500
Cash To Close =	99,258

This preliminary loan information worksheet is presented to illustrate the difference between one or more possible mortgage scenarios. This comparison is based solely on sample figures and information available at the time of generation. This is not a loan commitment and is not a guarantee of any kind. This is not a good faith estimate (GFE) and in no way shall be construed as such. These costs are based on assumptions which will become known if an application is received and the loan progresses to closing.



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60 Months Analysis

Savings over 60 Months



	Conventional Best Rate	Conventional Good Price	FHA Best Rate	FHA Good Rate
Total P&I Pmt:	\$91,006	\$88,509	\$84,033	\$88,880
Principal Paid:	\$18,181	\$16,040	\$21,318	\$19,670
Balance Remain:	\$238,229	\$240,370	\$239,579	\$241,227
Int & MI Paid:	\$78,610	\$88,334	\$74,148	\$80,698
Tax Benefit:	\$25,771	\$26,750	\$23,252	\$23,548
Closing/Points:	\$144	\$-5,872	\$-157	\$-5,474
Total Cost:	\$52,983	\$55,712	\$50,739	\$51,676
Net Savings:	\$2,729	\$0	\$4,973	\$4,036

This section overviews an estimate of short term payments for each prospective mortgage plan

15 Years Analysis

Interest and MI Paid in 15 Years



	Conventional Best Rate	Conventional Good Price	FHA Best Rate	FHA Good Rate
Home Value:	\$513,089	\$513,089	\$513,089	\$513,089
Loan Balance:	\$181,189	\$186,997	\$177,108	\$181,298
Equity:	\$331,900	\$326,092	\$335,981	\$331,791
Total Principal:	\$75,221	\$69,413	\$83,789	\$79,599
Total PITI:	\$420,669	\$443,955	\$410,200	\$424,742
Tax Benefit:	\$69,343	\$74,804	\$62,174	\$65,407
Total Int & MI:	\$207,197	\$236,370	\$192,564	\$211,349

Property Appreciation: 4% Tax Bracket: 24%

This section overviews an estimate of your long term payments for each prospective mortgage plan.

Closing Costs

Total Cash To Close



	Conventional Best Rate	Conventional Good Price	FHA Best Rate	FHA Good Rate
Down Pmt/Equity:	\$28,490.00	\$28,490.00	\$28,490.00	\$28,490.00
Loan To Value:	90.000%	90.000%	91.570%	91.570%
APR Costs:	\$619.07	\$698.10	\$536.09	\$589.70
Non-APR Costs:	\$0.00	\$0.00	\$0.00	\$0.00
Points:	\$5,643.58	\$-371.79	\$5,343.17	\$26.09
UFMIP/FF/GF/SP:	\$0.00	\$0.00	\$4,487.18	\$4,487.18
Prepays:	\$4,580.00	\$4,580.00	\$4,580.00	\$4,580.00
Contributions:	\$5,500.00	\$5,500.00	\$5,500.00	\$5,500.00
Earnest Money:	\$2,999.00	\$2,999.00	\$2,999.00	\$2,999.00
Cash To Close:	\$30,833.65	\$24,897.31	\$30,450.44	\$25,186.96

UFMIP - FHA Upfront MIP; FF - VA Funding Fee; GF - USDA Guarantee Fee; SP - Single Premium



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The loan for [redacted] was set up on April 2, 2024 and approved today.





Mike Durr is The Kingwood Mortgage Guy



Mike's Google Reviews



Lazaro Ortega

1 review



★★★★★ a month ago

Working with Mike Durr was pretty amazing, every step of the way he explained to us our best options, behavior of the market, shows transparency at all time and was extremely professional and respectful in his interaction with us. I will definitely recommend him as a loan officer for all like me looking for their dream house



Luis Urieta

1 review



★★★★★ 6 months ago

We were pleased to work with them! Very friendly! They guided us throughout the whole process and gave us tips on how to improved our credit score. Any questions we had were answered at the moment! It surely made the whole process less stressful! Thank you! Recommended!



Melynda Marchi

4 reviews · 3 photos



★★★★★ 8 years ago

Mike was able to walk my co-borrower and me through the entire purchase experience step-by-step, help answer any questions we had, and was readily available throughout the entire process. He explained how to get the most from our money in regard to our mortgage, and clearly discussed ways to improve on our existing credit. Our experience with Mike Durr was fantastic and we are very glad we chose him to help us make the move from renting to owning! I could not recommend a better mortgage professional!



S Bryant

59 reviews · 20 photos



★★★★★ 2 weeks ago **NEW**

I cannot say enough great things about our experience with Mike Durr.... I found Mike with a google search (very very lucky google search!!), and I am so thankful that I did! We knew we wanted to work with him after the first phone conversation. Not only was he like the nicest guy ever, he listened to my concerns that I had with my previous mortgage team, gave us his expert recommendations, and did not pressure us at all. He found us a crazy low rate (considering, LOL), and we locked it in! He stayed on top of the entire process, always keeping the whole team in the loop. I think Mike could hear the stress in my voice as we got nearer to closing, and was always there to give me reassurance that everything was right on track! I reached out on April 1st, and he and his team had us closed by the 19th... could have been even sooner if the team for my other closing was as organized... Thank you again Mike for helping us get into our dream house!!



Mike Durr is The Kingwood Mortgage Guy



Scott Soileau

1 review



★★★★★ 3 years ago

We just bought our second home in 5 years with the expert guidance of Mike Durr. Mike is very skilled at navigating the mortgage process. He and his team consistently communicate to get the job done in a way that keeps the process moving forward but doesn't disrupt your daily life. Do yourself a favor and let the Kingwood Mortgage Guys help you with your next home purchase!



Stacy Hayes

2 reviews



★★★★★ a year ago

Positive: Professionalism, Quality, Responsiveness, Value

I recently bought a new house under the guidance from Kingwood Mortgage Guys and was blown away by their amazing staff! Every person I worked with went out of their way to make sure I understood the processes and ensure that I was taken care of. They treated me like family and the advice I was given really helped me with my credit and make the entire process of getting approved to signing on the dotted line much less stressful than it could have been. I can't recommend them highly enough. It's my second house I've bought with them and they're the only ones I trust and I know you won't be disappointed!! Thank you Mike and everyone who helped put me into my perfect home!

Why did I go with Mike while pursuing a mortgage? The first thing that Mike did that helped me out was pick up the phone when I called. He answered my questions and we discussed my options. He continued to always be available for my calls. You may find that is not the case with other companies as I did.

I chose Mike to help me navigate the mortgage process because I felt comfortable with him and more importantly I trusted that he had my best interest in mind throughout the whole process.



Mike Durr is The Kingwood Mortgage Guy



Steven Liparoto

3 reviews



★★★★★ a year ago

Positive: Professionalism, Quality, Responsiveness, Value

Mike Durr and his team at Kingwood Mortgage are the best. We've worked with other mortgage companies in the past and none of them compare to the excellent support and customer service we received from Mike and his team of professionals. Mike himself always took our calls and answered all of our questions whenever we reached out to him. We are in our new home now and are thrilled with our experience with Kingwood Mortgage. My wife and I highly recommend them to anyone wanting to get financing for a new home or who want to refinance their existing home. Great people. Give them a call you won't be disappointed.



Susie Compian

1 review



★★★★★ a year ago

Mike and his staff were all so professional, kind and extremely easy to work with. They made our entire loan process easy. Communication has always been a big thing to me and they kept us updated throughout the entire process. Thanks again for making it all possible and we're looking forward to our next purchase with this team!!



Terence Enloe

1 review



★★★★★ 2 years ago

Positive: Professionalism, Quality, Responsiveness, Value

Mike is not only a great guy that cares about his customers, but is extremely knowledgeable and walks you through the whole process. He helped my wife and I purchase our first home, and it couldn't have been easier. He's always available to talk when you have questions and goes over the different documents that are involved throughout the closing process. Absolute pleasure to work with!



Tyler Tomek

3 reviews



★★★★★ a month ago

Mike is a total pleasure to work with! Great lender who explains everything thoroughly and gets you into a product that works well for you. Highly recommended!



Mike Durr is The Kingwood Mortgage Guy



Adam Townley

7 reviews



★★★★★ a month ago

Mike has been my favorite lender to work with, we talked pretty much everyday and he always kept me in the loop. He did everything he could to make sure I got the best terms I was looking for with my loan and even kept me up to date with the market. I will definitely without a doubt use him for future mortgage loans.



Alain Gonzalez

4 reviews · 2 photos



★★★★★ 9 months ago

We closed our first home purchase with Mike and his team. They were fantastic and we would highly recommend them. The process was smooth, and Mike was always there to answer any question we had. From the first call we could tell he is an honest person working on your best interest, he has the heart of a teacher so he would answer any question to the best of his ability, loved the videos he did to go through the loan step by step so you don't need to go to the office. Awesome team!



Brittnie Adams

4 reviews



★★★★★ 9 years ago

Mike was recommend to me by my realtor. And I am so happy that he was! I had the best experience working with him. He really took care of my family and truly showed that he cared about us personally and cared that we get into the home of our dreams quickly and painlessly.

One of my favorite things about Mike is that I never ever had to leave him a message, every time I called him he answered!! That just doesn't happen when your buying a house. It seems like your always waiting for the mortgage people to get back with you. But not Mike! Even when I emailed him, I would get a response right away! He was the best!

And when it came to closing time he actually came and sat in with us, not because he had to, just because he cared and he wanted to make sure that everything went completely smooth. I just can't believe how great he was and I actually plan on keeping in touch with him!!

Next time we buy a house there is no way on earth that I will use anyone but Mike to help make it happen!!!!!!

Thank you Mike for being the best at your job and going the extra mile to take care of your customers!!



Mike Durr is The Kingwood Mortgage Guy



Cutshavers music

4 reviews

★★★★★ a year ago

Positive: Professionalism, Quality, Responsiveness, Value

Forget the big banks where you are just a number! Mike and his staff treat you with the utmost dignity and respect and get the job done!!! After being 'strung along' for months with big banks, Kingwood Mortgage Guys gave us personal attention and got us approved and closed within one month. They make themselves available to walk us through any challenges and turned our dreams into a reality. Give them a call. You will NOT be disappointed! Knowledgeable, caring, professional, and a delight to work with!



Dan Paquette

1 review

★★★★★ 11 months ago

Mike, Kaylee, Coleen and the whole team are nothing short of fantastic.

I was looking to refinance a house and was able to go from the initial contact to closing in 17 calendar days.

Nobody slowed down the process. They told me what they needed and I got it to them. When I had questions, the right person was able to get me the right answer and keep the train moving.

The rate was fair and there was no funny business. This was particularly important that rates were jumping daily at the time we did this.

In short, if you're looking to get a mortgage and are in Texas, the Kingwood Mortgage Guys are a great option.



Gabrielle McClellan

7 reviews

★★★★★ a year ago

Positive: Professionalism, Quality, Responsiveness, Value

If you truly want a personal touch and a seasoned professional while you are making one of the most stressful decisions in your life (buying your home), I cannot recommend Mike and his team more! Mike made himself available whenever we had questions - even answering our call and sending us a custom purchase quotation late evening during the weekend, when another mortgage broker wouldn't even respond to us. He kept on top of our home buying process, working with the title group as well as our realtor during every step of the way - truly going out of his way to make sure the process was less stressful on our end. It was truly a blessing working with Mike.



Mike Durr is The Kingwood Mortgage Guy



hyde brown

10 reviews



★★★★★ 4 years ago

I just wanted to express how happy we are with the way Mike and his team (specially Sue) managed the whole process for our refinancing of our home. I called during a desperate time and from the moment Mike picked up the phone was super nice and kind to me. He understood our situation and assured me he would do everything he could to help us. Once we started the process it went by really quickly and they were able to answer all my questions. We were able to meet Mike the day of the closing and he was just as nice in person. I am so happy I found him and recommend him to anyone out there.



Jacob Stanley

1 review



★★★★★ a year ago

Positive: Professionalism, Quality, Responsiveness, Value

Had an AWSOME experience with Mike and his team at Kingwood Mortgage Guys. Will definitely be working with them again. Due to mike being a licensed broker he was able to get me the best rates around! Along with some of the lowest fees I've seen in the industry! (Trust me I've shopped around!) whether you're a first time home buyer, refinancing or buying your 5th rental property they will make you feel part of the family and walk you through every step of the way!

Thanks again Kingwood Mortgage Guys for helping me buy my first home! Look forward to working with y'all again soon!



Jamal Yusuf

10 reviews



★★★★★ 6 months ago

Mike Durr and the service provided by Kingwood Mortgage Guys was EXCEPTIONAL. He went above and beyond to make sure my family was informed, educated, and comfortable with the entire home buying process. It is no secret that buying a home can be pretty stressful, but Mike made sure the process was as pain-free as possible! I would highly recommend anyone looking to purchase a new home to reach out to the Kingwood Mortgage Guys...it was one of the best decisions my family ever made.



James Black

10 reviews · 1 photo



★★★★★ 11 months ago

I really enjoyed working with Michael and his amazing team they made a very stressful process into a great experience. my favorite part of working with Michael is that always made himself available by phone for me and that's so important to me. thanks so much Michael and thanks to your team.



Mike Durr is The Kingwood Mortgage Guy



Jason Fellman

1 review

★★★★★ 9 years ago

My fiancé and I were referred to Mike by a co-worker when we decided to purchase our first home. He made the overwhelming and new experience a breeze. He was available over the phone or by email any time I had a question, which was just about every other day throughout the six month process. He even came to our closing for support. I definitely felt like I was in good hands with Mike and am very happy with our decision to work with him. I would strongly recommend contacting Mike the next time you are looking for a loan.



Jessie Marriott

2 reviews

★★★★★ a year ago

We utilized Mike Durr and his team at Kingwood Mortgage Guys to close on our new home in March of 2022. Mike and his team were very easy to work with, communication on progress, issues, and needs was timely and helpful. Mike was helpful in guiding us through our options so that we understood and made the best decisions for our loan. Kaylee helped us through the documentation process and was always on point with what we needed to keep the process moving smoothly. The entire process from start to finish was smooth, and that is how a home purchase should be!



Jorge Soriano

1 review

★★★★★ 2 months ago

Mike was an exceptional partner throughout our home buying journey, going the extra mile to ensure we not only understood but felt comfortable with every step of the process. He consistently provided us with multiple options for any house we showed interest in and was incredibly responsive, especially when time was of the essence. I highly recommend Mike and his team.



Laura M

★★★★★ 7 years ago

My husband and I highly recommend Mike when purchasing or refinancing your home. We have used him twice, first when we bought our home 3 years ago, and again, just recently for the refinance of our home. The process was smooth, Mike is very knowledgeable and helpful, and everyone on his team was great to work with. Having someone local help us was important, not just a voice on the phone, but someone we could sit down and talk with when we needed and who cared about helping us. I would not hesitate to use him again and recommend his services to anyone.



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