



## Jason and Shannon Smith

### Hey Kids!

Even though this is an odd numbered year, there are still 17 important amendment propositions that will be on the ballot for Tuesday, Nov. 4. These are the 4 propositions that have to do with real estate that need our support!

- Prop. 2 - Banning the home equity tax!
- Prop. 10 - Temporary property tax exemption for property destroyed by fire.
- Prop. 11 - Increased homestead exemption for seniors and disabled Texans.
- Prop. 13 - Increased homestead exemption for all.

While these all seem like "no brainers", they still must be voted on to take effect.

If you have questions about any of these 4 proposed amendments, they are easy to find online or reach out to me. We will see y'all at the polls!





## MORTGAGE LOAN ORIGINATOR/ TEXAS NOTARY



### Shannon Smith

NMLS 2646666  
Mortgage Loan Originator/Realtor®  
254-855-6509  
ssmith@kwlands.com

### Current Rates

#### Conventional 30 Yr Fixed

- Rate: 6.75%
- APR: 6.461%

#### Conventional 15 Yr Fixed

- Rate: 5.375%
- APR: 5.597%

#### FHA 30 Yr Fixed

- Rate: 5.625%
- APR: 6.342%

#### VA 30 Yr Fixed

- Rate: 5.75%
- APR: 5.954%

\*WAC rates as of October 24<sup>th</sup>, 2025  
subject to change

### FICO Shake-Up: What It Means for You

Big news in the mortgage world — **FICO just cut out the middleman.** For decades, mortgage lenders had to buy credit scores through the three major bureaus (Experian, Equifax, and TransUnion). Now, FICO is offering direct licensing, meaning lenders can purchase scores straight from the source — cutting costs and streamlining the process.

#### What does that mean for you?

- Lower costs may eventually trickle down to borrowers.
- Faster pre-approvals as lenders gain more flexibility.
- More competition among credit providers — and that's good for consumers.

The scoring model itself isn't changing, but how it's sold is — and that could finally bring some fresh air to a system that hasn't budged in 30 years.

As always, I'm staying on top of every change that affects your ability to buy, sell, or refinance. When the rules shift, I make sure **you benefit first.**



## UPCOMING EVENTS & EXCITING ANNOUNCEMENTS



### For Sale & SOLD



**Under Contract** - 2800 Taddy Road, Lorena



**\$130,000**

**For Sale** 3659 N Katy Road



\*Two FHA Loans Active

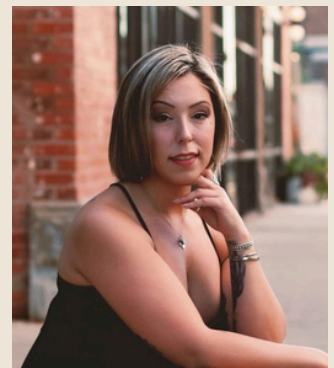
\*One Conventional Loans Active

- **Nov. 1** - Baylor Bears vs. UCF Knights (Homecoming)
- **Nov. 1** - Homecoming Parade
- **Nov. 1** - Pigskin Revue
- **Nov. 1** - Annual Karem Classic Car Show
- **Nov. 1** - Día de los Muertos Waco Parade & Festival
- **Nov. 4** - Joint General Election
- **Nov. 6** - Waco Symphony Orchestra Concert
- **Nov. 8** - Waco HOG Meeting 10 a.m.
- **Nov. 8** - Salado Gathering of the Scottish Clans
- **Nov. 8** - H-E-B Cameron Park Zoo Stampede (1K/5K/10K)
- **Nov. 11** - Waco Veteran's Day Parade 9 a.m.
- **Nov. 15** - Heart of Texas Shining Bright Showcase
- **Nov. 15** - Baylor vs. Utah (Football)
- **Nov. 16** - HOG day ride to Babe's Granbury
- **Nov. 17** - Walk with a Doc
- **Nov. 20, 21, 22** - Texas Beekeepers Convention
- **Nov 22** - Baylor vs. Arizona
- **Nov. 27** - Poultry in Motion; Waco Thanksgiving Day Turkey Trot 5K and One Mile
- **Nov 29** - Baylor VS Houston (Football)
- **Nov. 30** - Waco Symphony Orchestra Home Alone

### NOVEMBER SPOTLIGHT

#### Autumn Rose Novotny

has been part of the dealership family for nearly eight years. A proud Waco local, her love for motorcycles started in childhood and has only grown stronger over time.



While she doesn't currently own one herself, she's found her passion riding on the back of them and being surrounded by the community that keeps the legend living on.

Thank you, Autumn, for your dedication, positive energy, and all the hard work you put in every day!