



Jeffrey Chalmers

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A Message from Jeffrey Chalmers:

"Did you take advantage of LOW RATES?"

Mortgage Rates Fall Back Toward All-Time Lows

Mortgage rates were **mixed** this morning, depending on the lender. The more responsive lenders had already bumped rates **higher yesterday** in response to weakness in the bond market and were thus able to offer modest **improvements** this morning, or at least relatively flat pricing. Other lenders were noticeably **weaker** (aka higher in rate).

As the day progressed, the underlying bond market improved fairly decisively. This allowed most every lender to offer **lower** rates by the end of the day. While this **wasn't** enough to get us back to the all-time lows seen at times in the previous 2 business days, it was definitely a step in the right direction. It remains to be seen if this was a sign of things to come or merely a correction to yesterday's bigger market movement.

The average lender remains in the **low 3.0% range** for top tier conventional 30yr fixed scenarios.

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National Average Mortgage Rates



| | Rate | Change | Points |
|----------------------------|-------|--------------|--------|
| Mortgage News Daily | | | |
| 30 Yr. Fixed | 7.39% | +0.01 | 0.00 |
| 15 Yr. Fixed | 6.83% | +0.01 | 0.00 |
| 30 Yr. FHA | 6.87% | +0.01 | 0.00 |
| 30 Yr. Jumbo | 7.58% | 0.00 | 0.00 |
| 5/1 ARM | 7.40% | 0.00 | 0.00 |

Freddie Mac

| | | | |
|--------------|-------|--------------|------|
| 30 Yr. Fixed | 7.10% | -0.34 | 0.00 |
| 15 Yr. Fixed | 6.39% | -0.37 | 0.00 |

Mortgage Bankers Assoc.

| | | | |
|--------------|-------|--------------|------|
| 30 Yr. Fixed | 7.24% | +0.11 | 0.66 |
| 15 Yr. Fixed | 6.75% | +0.11 | 0.64 |
| 30 Yr. FHA | 7.01% | +0.11 | 0.94 |
| 30 Yr. Jumbo | 7.45% | +0.05 | 0.56 |
| 5/1 ARM | 6.64% | +0.12 | 0.87 |

Rates as of: 4/24

MBS and Treasury Market Data

| | Price / Yield | Change |
|----------------|---------------|----------------|
| MBS UMBS 6.0 | 99.44 | -0.18 |
| MBS GNMA 6.0 | 100.25 | -0.15 |
| 10 YR Treasury | 4.6419 | -0.0003 |
| 30 YR Treasury | 4.7801 | +0.0089 |

Pricing as of: 4/25 5:04AM EST

Because Integrity Matters™

Jeffrey has spent the last three decades perfecting an Honest, Open and Transparent (HOT™) loan and closing process that is laser-focused on enhancing the consumer mortgage experience. By combining old-school, trustworthy customer service with real-time, mobile-friendly technology, he has successfully built thousands of loyal, raving fans.

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