



Dan Clifton

Principal Broker and Mortgage Guru, Clifton Mortgage Services, LLC

NMLS # 284174

670 N Orlando Ave Suite 101 Maitland, FL 32751

Office: 888-681-0777 x1001

Mobile: 407-252-3039

Fax: 866-512-0169

dan@cliftonmortgageservices.com

[View My Website](#)

Mortgage Rates Slightly Higher

Mortgage rates moved **higher** to begin the new week as stocks and oil prices moved up from Friday afternoon's lows. Today's increases cast a shadow on what had been shaping up to be a nice bounce last week. That 'bounce' refers to 4 out of 5 days where rates fell moderately after rising rather quickly in the previous 2 weeks.

If we want to quantify the battle, we could say that rates were trying to make it back to 3.625% last week, in terms of the most prevalent conventional 30yr fixed rate quote on top tier scenarios. They were nearly there by Friday, but have now bounced up to remain in the **3.75%-3.875%** range that dominates most of the past 3 weeks.

In terms of strategy, I was somewhat hesitant to take on any new risk based on last week's medium-slow improvements. I would have liked to have seen some confirmation today, and we're clearly not getting it. Depending on your level of risk-tolerance, we are arguably **already back** to levels that act as stop-loss **warnings** for those who chose not to lock last week.

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National Average Mortgage Rates



	Rate	Change	Points
Mortgage News Daily			
30 Yr. Fixed	7.16%	+0.01	0.00
15 Yr. Fixed	6.64%	+0.01	0.00
30 Yr. FHA	6.62%	+0.01	0.00
30 Yr. Jumbo	7.40%	+0.01	0.00
5/1 ARM	7.33%	-0.01	0.00

Freddie Mac

30 Yr. Fixed	7.09%	-0.35	0.00
15 Yr. Fixed	6.38%	-0.38	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: 5/10

MBS and Treasury Market Data

	Price / Yield	Change
MBS UMBS 6.0	100.08	-0.20
MBS GNMA 6.0	101.02	-0.13
10 YR Treasury	4.4978	+0.0417
30 YR Treasury	4.6405	+0.0320

Pricing as of: 5/10 5:04PM EST