



## Rich E. Blanchard

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## ALERT: Losing Some Ground After Hours

Heading into the last few trading minutes of the domestic session, MBS are a quarter point off their afternoon highs (100-29 vs 101-05 in Fannie 3.0s). Normally, that's enough of a gap for some lenders to consider negative reprices, but that assumes the lender in question based rates on the very highest possible trading levels.

Not only that, but most rate sheets are still looking fairly conservative compared to pricing that's still intact.

So we find ourselves in the precarious position of having several lenders that would still be justified in improving rate sheets while we can imagine a scenario where a sadistic lender or two is considering a negative reprice. Best bet would simply be to treat this as the opportunity to lock if you were planning on locking today, especially if your lender already put out a positive reprice.



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## MBS & Treasury Market Data

	Price / Yield	Change
MBS UMBS 6.0	100.27	+0.21
MBS GNMA 6.0	101.05	+0.14
10 YR Treasury	4.4275	-0.0584
30 YR Treasury	4.5742	-0.0622

Pricing as of: 5/7 11:23AM EST

## Average Mortgage Rates

	Rate	Change	Points
<b>Mortgage News Daily</b>			
30 Yr. Fixed	7.19%	-0.06	0.00
15 Yr. Fixed	6.64%	-0.04	0.00
30 Yr. FHA	6.62%	-0.02	0.00
30 Yr. Jumbo	7.41%	-0.04	0.00
5/1 ARM	7.30%	-0.02	0.00

## Freddie Mac

30 Yr. Fixed	7.22%	-0.22	0.00
15 Yr. Fixed	6.47%	-0.29	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: 5/7

## Expert Advice | Exceptional Service | Flawless Execution

With 27+ years of expertise in mortgage banking you can be confident in my knowledge and abilities to deliver a seamless loan transaction while providing personalized service.

**Rich E. Blanchard**

