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UPDATE: Well Into Positive Territory on Trump Headlines, Europe, and NYSE Open

Bonds are **well** into positive territory this morning, and there are two distinct drivers. European bond markets are providing constant, but milder support. German Bunds are at session lows after a slightly weaker reading on Eurozone Consumer Confidence.

Causing a **more volatile** (but ultimately, more positive) reaction were several Trump-related headlines. The first of these--another iteration of Trump's tax cutting pledge--actually did some **damage** to bond markets (and potentially provided a slight boost for stocks). Subsequent headlines helped **reverse** the weakness. These included another mention of the border tax and 3rd party headlines about court filings that showed Trump being sued over foreign payments to his firms.

The bounce back kicked into **higher gear** as the NYSE open passed. After a few minutes of stocks and bond yields moving higher together, everything began moving decidedly in a "risk-off" direction (good for bonds, bad for stocks/oil). European stock/bond markets are moving in concert. The move was big enough to trigger additional technical and algorithmic buying based on key levels in the 2.42-2.44% range in 10yr yields.

10's are currently down 4.4bps on the day at **2.42%** and Fannie 3.5s are up **more than a quarter point** at 102-11.



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MBS & Treasury Market Data

	Price / Yield	Change
MBS UMBS 6.0	100.23	+0.17
MBS GNMA 6.0	101.15	+0.24
10 YR Treasury	4.4561	-0.0412
30 YR Treasury	4.6116	-0.0304

Pricing as of: 5/9 3:46PM EST

Average Mortgage Rates

	Rate	Change	Points
Mortgage News Daily			
30 Yr. Fixed	7.18%	-0.02	0.00
15 Yr. Fixed	6.65%	-0.01	0.00
30 Yr. FHA	6.63%	-0.01	0.00
30 Yr. Jumbo	7.40%	-0.01	0.00
5/1 ARM	7.34%	+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: 5/9

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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.

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