



## Rich E. Blanchard

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## Mortgage Rates Erase Last Week's Losses

**Mortgage rates** fell somewhat significantly today, fully offsetting last week's rise. Specifically, today's average rates are back in line with those seen on Friday, January 23rd (keep in mind, however, that rates were slightly lower last Tuesday before moving appreciably higher through the course of the week).

Bond markets (which dictate mortgage rate movement) were tuned in to today's raft of headlines concerning Trump's opening salvo of policy announcements. While specific details remain elusive, markets reacted primarily to trade-related news (i.e. [border-tax](#)). This pushed stocks and bond yields lower. Lower yields equate to lower rates. Indeed, as markets shifted throughout the morning, lenders were able to **revise mortgage rates lower** in the middle of the day.

**4.125%** is back in play, now sharing relatively equal territory with 4.25% as the two most prevalently-quoted conventional 30yr fixed rates on top tier scenarios.

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## National Average Mortgage Rates



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

### Freddie Mac

30 Yr. Fixed	7.09%	<b>-0.35</b>	0.00
15 Yr. Fixed	6.38%	<b>-0.38</b>	0.00

### Mortgage Bankers Assoc.

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

Rates as of: 5/10

## MBS and Treasury Market Data

	Price / Yield	Change
MBS UMBS 6.0	100.04	<b>-0.24</b>
MBS GNMA 6.0	100.89	<b>-0.25</b>
10 YR Treasury	4.5013	<b>+0.0452</b>
30 YR Treasury	4.6464	<b>+0.0379</b>

Pricing as of: 5/10 1:20PM EST

## 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**

