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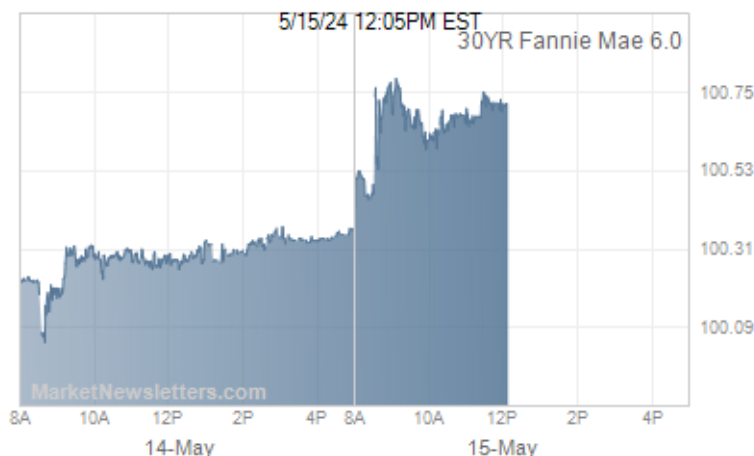
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ALERT: Negative Reprices Becoming More Likely

Be careful here. Things could get going pretty quickly in an unfriendly direction. It looks like investors are treating Friday's strength as a confirmed "bounce" off the lower end of 2017's rate range. As such, they won't be too shy about taking things in the other direction. Perhaps we've already see most of this play out, but things could easily get worse before they get better. If that happens, the losses could add up rather quickly.

Fannie 3.5s are down nearly 3/8ths of a point now with nearly a quarter point since some lenders' rate sheet print times. As such, negative reprices are increasingly likely. 10yr yields are up 5bps at 2.365.



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MBS & Treasury Market Data

	Price / Yield	Change
MBS UMBS 6.0	100.72	+0.34
MBS GNMA 6.0	101.42	+0.19
10 YR Treasury	4.3653	-0.0731
30 YR Treasury	4.5264	-0.0586

Pricing as of: 5/15 12:05PM EST

Average Mortgage Rates

	Rate	Change	Points
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Mortgage News Daily

30 Yr. Fixed	6.99%	-0.12	0.00
15 Yr. Fixed	6.50%	-0.11	0.00
30 Yr. FHA	6.52%	-0.06	0.00
30 Yr. Jumbo	7.30%	-0.07	0.00
5/1 ARM	7.20%	-0.09	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: 5/15

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.

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