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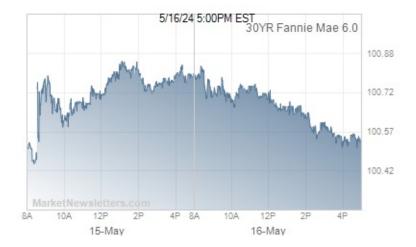
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ALERT: At Weakest Levels Now; Reprice Risk is Next

A bit of an early alert here as 10yr yields just broke above their previous intraday highs. They're now up 3.6bps at 2.537. Fannie 3.5s are down 5 ticks from yesterday and 3 ticks (3/32nds from some lenders' rate sheet print times. If we lose another tick, some lenders would be seeing as much as an eighth point of weakness vs rate sheet print times--essentially the reprice risk threshold for the early/aggressive crowd.

Don't be complacent if you have rates in line with yesterday afternoon and if bonds continue to weaken.



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MBS & Treasury Market Data

	Price / Yield	Change
MBS UMBS 6.0	100.55	-0.25
MBS GNMA 6.0	101.31	-0.18
10 YR Treasury	4.3769	+0.0364
30 YR Treasury	4.5061	-0.0005

Pricing as of: 5/16 5:23PM EST

Average Mortgage Rates

	Rate	Change	Points
Mortgage News	Daily		
30 Yr. Fixed	7.02%	+0.03	0.00
15 Yr. Fixed	6.53%	+0.03	0.00
30 Yr. FHA	6.55%	+0.03	0.00
30 Yr. Jumbo	7.31%	+0.01	0.00
5/1 ARM	7.24%	+0.04	0.00
Freddie Mac			
30 Yr. Fixed	7.02%	-0.42	0.00
15 Yr. Fixed	6.28%	-0.48	0.00
Mortgage Banke	rs Assoc.		
30 Yr. Fixed	7.08%	-0.10	0.63
15 Yr. Fixed	6.61%	+0.01	0.65
30 Yr. FHA	6.89%	-0.03	0.94
30 Yr. Jumbo	7.22%	-0.09	0.58
5/1 ARM Rates as of: 5/16	6.56%	-0.04	0.66

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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



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