



## Rich E. Blanchard

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## Mortgage Rates Down to March Lows

**Mortgage rates** continued **lower** today as political uncertainty sparked the biggest day of stock market losses since the election. In general, short term pain for stocks benefits bonds. When demand for bonds increases, rates move lower. Today was no exception. Bond yields (which correlate with mortgage rates) fell in lock-step with stocks in the late morning hours.

Today's improvement makes for a nice addition to several days of lower rates. In less than a week, rates have fallen quickly **from 3 year highs to the lowest levels of the month**. The average lender is still quoting conventional 30yr fixed rates of 4.25% on top tier scenarios, but with lower upfront costs today. Several of the more aggressive lenders are already back down to 4.125%, and fewer laggards remain at 4.375%.

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## National Average Mortgage Rates



	Rate	Change	Points
<b>Mortgage News Daily</b>			
30 Yr. Fixed	6.99%	0.00	0.00
15 Yr. Fixed	6.51%	+0.01	0.00
30 Yr. FHA	6.50%	-0.02	0.00
30 Yr. Jumbo	7.29%	-0.01	0.00
5/1 ARM	7.22%	+0.02	0.00

### Freddie Mac

30 Yr. Fixed	7.02%	-0.42	0.00
15 Yr. Fixed	6.28%	-0.48	0.00

### Mortgage Bankers 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	6.56%	-0.04	0.66

Rates as of: 5/16

## MBS and Treasury Market Data

	Price / Yield	Change
MBS UMBS 6.0	100.67	-0.12
MBS GNMA 6.0	101.39	-0.10
10 YR Treasury	4.3701	+0.0296
30 YR Treasury	4.5122	+0.0056

Pricing as of: 5/16 12:46PM 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**

