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Mortgage Rates Higher as Lenders Catch Up to Yesterday's Market Moves

Mortgage rates moved higher for the first time this week, ending a 3-day run at the best levels since mid-October. Today's rates are roughly in line with those seen on November 3rd.

Compared to yesterday's closing levels, bond markets (which dictate mortgage rates) are roughly unchanged today. That **typically** corresponds with relatively unchanged mortgage rates. Today's departure from the norm is due to bond market weakness yesterday afternoon, which came on **too gradually and too late** in the day for most lenders to adjust rate sheets accordingly. Moreover, bond markets were actually in weaker territory this morning when lenders released today's rate sheets. That means they had to account for yesterday's bond market weakness as well as the additional AM weakness today.

The **bounce back** in bond markets (this afternoon) suggests lenders have some room to offer rate sheet improvements, but so far, only a few have made any changes. That means many lenders will have some wiggle room tomorrow morning and that rates would likely be slightly lower if bond markets don't move much overnight.

To simplify all of the above, as we discussed yesterday, small red flags in markets translated to slightly higher rates today, and tomorrow can once again be viewed from a more neutral standpoint.

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National Average Mortgage Rates



	Rate	Change	Points
Mortgage News Daily			
30 Yr. Fixed	7.09%	+0.07	0.00
15 Yr. Fixed	6.56%	+0.03	0.00
30 Yr. FHA	6.62%	+0.07	0.00
30 Yr. Jumbo	7.35%	+0.04	0.00
5/1 ARM	7.30%	+0.06	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: 5/17

MBS and Treasury Market Data

	Price / Yield	Change
MBS UMBS 6.0	100.40	-0.15
MBS GNMA 6.0	100.78	+0.04
10 YR Treasury	4.4223	+0.0454
30 YR Treasury	4.5610	+0.0549

Pricing as of: 5/17 5:59PM EST

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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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