



## Rich E. Blanchard

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## UPDATE: Back at Worst Levels into The Close; Limited Consequences

For many lenders, it's too late in the day for a reprice. Most others still haven't seen enough weakness for a reprice. For the 1-3 lenders not covered by the disclaimers above, Fannie 3.5 MBS are back down to their previous 102-14 lows--this time with 10yr yields breaking to session highs.

Things get less dramatic when we add numbers into the conversation. 10's are up less than 1bp, in light volume.

If you weren't planning on locking today, there's little reason to do so now. If you were planning on locking, or for some strange reason waiting to see if there would be any positive reprices, now's as good a time as any.



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## MBS & Treasury Market Data

	Price / Yield	Change
MBS UMBS 6.0	99.78	+0.32
MBS GNMA 6.0	100.74	+0.26
10 YR Treasury	4.5795	-0.0550
30 YR Treasury	4.7290	-0.0224

Pricing as of: 5/2 5:04PM EST

## Average Mortgage Rates

	Rate	Change	Points
<b>Mortgage News Daily</b>			
30 Yr. Fixed	7.37%	-0.04	0.00
15 Yr. Fixed	6.82%	-0.02	0.00
30 Yr. FHA	6.82%	-0.06	0.00
30 Yr. Jumbo	7.55%	-0.05	0.00
5/1 ARM	7.42%	-0.08	0.00

### Freddie Mac

30 Yr. Fixed	7.22%	-0.22	0.00
15 Yr. Fixed	6.47%	-0.29	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: 5/2

## 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**

