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ALERT: Illiquidity Causing MBS Volatility; Some Risks Might Materialize

If you have automated alerts set to go out based on a certain amount of change, you may have received an alert just now as MBS prices were seemingly jolted much lower. [This primer](#) explains why and how that can happen (and that it's largely an illusion).

Fannie 3.5 MBS are legitimately trading around 102-29 at the moment (+1/32nd on the day) as opposed to 102-26 or even 102-24+ which appeared for a split second earlier this morning. To whatever extent we continue to trade around 102-29, there is little to no negative reprice risk.

That said, you can always trust what you're seeing in Treasuries, and on that front, 10yr yields are at the highest levels of the domestic session. If the weakness continues, we could see MBS begin to move lower, and it would only take a few ticks of weakness before a few lenders could consider negative reprices. 10s are currently up .7bps on the day at 2.347.



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MBS & Treasury Market Data

| | Price / Yield | Change |
|----------------|---------------|----------------|
| MBS UMBS 6.0 | 99.37 | +0.30 |
| MBS GNMA 6.0 | 100.35 | +0.27 |
| 10 YR Treasury | 4.6645 | -0.0394 |
| 30 YR Treasury | 4.7739 | -0.0400 |

Pricing as of: 4/26 5:05PM EST

Average Mortgage Rates

| | Rate | Change | Points |
|----------------------------|-------|--------------|--------|
| Mortgage News Daily | | | |
| 30 Yr. Fixed | 7.45% | -0.07 | 0.00 |
| 15 Yr. Fixed | 6.86% | -0.05 | 0.00 |
| 30 Yr. FHA | 6.95% | -0.05 | 0.00 |
| 30 Yr. Jumbo | 7.64% | -0.04 | 0.00 |
| 5/1 ARM | 7.50% | -0.05 | 0.00 |

Freddie Mac

| | | | |
|--------------|-------|--------------|------|
| 30 Yr. Fixed | 7.17% | -0.27 | 0.00 |
| 15 Yr. Fixed | 6.44% | -0.32 | 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: 4/26

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

