



## Rich E. Blanchard

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## Mortgage Rates Slightly Higher Despite Flat Markets

**Mortgage rates** moved slightly higher today. Yet again, underlying bond markets suggested another fate. In other words, if mortgage rates were perfectly tied to underlying bond markets, they would have remained unchanged today.

So why didn't they? The answer is as simple as the timing of lender rate sheets. Bond markets were in slightly weaker territory earlier this morning. This resulted in lenders offering slightly higher rates. As bonds improved throughout the day, the gains weren't quite enough for those lenders to "reprice" to lower rates. There's a certain bar to clear in terms of market movement before reprices make sense and we didn't clear it today.

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## National Average Mortgage Rates



	Rate	Change	Points
<b>Mortgage News Daily</b>			
30 Yr. Fixed	7.25%	-0.03	0.00
15 Yr. Fixed	6.68%	-0.07	0.00
30 Yr. FHA	6.64%	-0.06	0.00
30 Yr. Jumbo	7.45%	-0.03	0.00
5/1 ARM	7.32%	-0.03	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: 5/6

## MBS and Treasury Market Data

	Price / Yield	Change
MBS UMBS 6.0	100.05	-0.03
MBS GNMA 6.0	100.92	-0.11
10 YR Treasury	4.4890	+0.0031
30 YR Treasury	4.6369	+0.0005

Pricing as of: 5/6 8:16PM 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**

