



Rich E. Blanchard

Managing Director, RICH Home Loans LLC

NMLS: 492461

1550 Wewatta St., 2nd Floor Denver, CO 80202

Office: 720.619.9900

Mobile: 303.328.7047

Fax: 214.975.2874

richblanchard@richhomeloans.com

[View My Website](#)

Volatility Could Return Next Week For Mortgage Rates

Mortgage rates were unchanged today, making for an anticlimactic end to a week that saw the sharpest rise in months. The lack of movement was all the more interesting considering the bond market's reaction to this morning's GDP data (bonds dictate rates).

Even though GDP came in at 4.1%, markets were widely **prepared** for such strength. Paradoxically, bonds improved, but only moderately. Even so, bond market improvement typically helps rates fall. Today was a bit of an exception for 2 reasons. First, bonds lost ground yesterday afternoon, but not enough for most mortgage lenders to raise rates in the middle of the day. As such, they were left to begin today at a slight disadvantage. Beyond that, the bonds that underlie mortgages specifically didn't improve as much as US Treasuries.

Next week brings a **slew of important economic reports** and calendar events including the big jobs report and a policy announcement from the Fed. While the Fed isn't expected to make any changes to rates, Fed Chair Powell will be holding a press conference. This will give him a chance to address market speculation about the President's recent comments on Fed policy and the need for low rates.

Subscribe to my newsletter online at:

<http://housingnewsletters.com/richhomeloans>

National Average Mortgage Rates



	Rate	Change	Points
Mortgage News Daily			
30 Yr. Fixed	7.28%	-0.09	0.00
15 Yr. Fixed	6.75%	-0.07	0.00
30 Yr. FHA	6.70%	-0.12	0.00
30 Yr. Jumbo	7.48%	-0.07	0.00
5/1 ARM	7.35%	-0.07	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: 5/3

MBS and Treasury Market Data

	Price / Yield	Change
MBS UMBS 6.0	100.09	+0.31
MBS GNMA 6.0	101.03	+0.29
10 YR Treasury	4.5138	0.0000
30 YR Treasury	4.6711	0.0000

Pricing as of: 5/5 7:51PM 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

