



## Rich E. Blanchard

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## Mortgage Rates Holding at Highs, Anxious About Days Ahead

**Mortgage rates** held fairly steady this morning, keeping them in line with the **highest** levels since early August. As the day progressed, underlying bond markets weakened. This implies higher rates tomorrow or, for some lenders, a late day change to today's rate sheet offerings. The changes aren't severe, but at recent highs, every little bit hurts. If the next 5 days are anything like the past 5 days, we'd be looking at the highest rates since 2011! In other words, we may not be moving too much, but the outright levels continue to be unpleasant.

There were no specific motivations in financial markets to account for today's bond market weakness. That said, there is **anxiety about events coming up** in the rest of the week. These include economic reports (like the inflation data tomorrow and Thursday), bond auctions (supply = lower bond prices = higher rates), and a policy announcement from the European Central Bank. If all of the events were to go against us, rates could easily move to new long-term highs. If they don't, there's a chance we'll catch a break by Friday.

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## National Average Mortgage Rates



	Rate	Change	Points
<b>Mortgage News Daily</b>			
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

## MBS and 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	0.0000
30 YR Treasury	4.7786	+0.0047

Pricing as of: 4/28 9:17PM 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**

