



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](#)

Mortgage Rates Recover With Help From an Old Friend

Mortgage rates recovered most of yesterday's losses today, following turmoil in European financial markets. What does Europe have to do with rates in the US? A lot, actually. In fact, Europe deserves credit for most of the glacial move toward lower rates seen from early 2014 through mid-2016, and was a key ingredient of the low rate environment in 2011-2012.

More recently, Europe has been heading in a **more American direction** when it comes to monetary policy, and that's resulted in upward pressure on rates. Most recently, investors are having some doubts about Italy's willingness to play nice with EU rules. When that happens, investors seek safety in the core of the European bond market. In other words, they buy bonds from Germany and other safe-haven countries. While US bonds aren't high on that list, they still experience some of the benefits, and higher demand for bonds equates to lower rates.

Today's drop in rates wasn't extreme, but it did manage to undo most of yesterday's damage. It continues to be the case that anything short of an extreme move leaves rates **painfully close** to the highest levels in more than 7 years.

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National Average Mortgage Rates



| | Rate | Change | Points |
|----------------------------|-------|--------------|--------|
| Mortgage News Daily | | | |
| 30 Yr. Fixed | 7.52% | +0.13 | 0.00 |
| 15 Yr. Fixed | 6.91% | +0.08 | 0.00 |
| 30 Yr. FHA | 7.00% | +0.13 | 0.00 |
| 30 Yr. Jumbo | 7.68% | +0.10 | 0.00 |
| 5/1 ARM | 7.55% | +0.15 | 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: 4/25

MBS and Treasury Market Data

| | Price / Yield | Change |
|----------------|---------------|----------------|
| MBS UMBS 6.0 | 99.06 | -0.37 |
| MBS GNMA 6.0 | 100.08 | -0.17 |
| 10 YR Treasury | 4.6920 | -0.0119 |
| 30 YR Treasury | 4.7992 | -0.0147 |

Pricing as of: 4/26 1:58AM 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.

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