



## Rich E. Blanchard

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## Mortgage Rates Dodging Some Risk For Now

**Mortgage rates** were **higher** heading into the end of the previous week. To make matters worse, as of Friday afternoon, it didn't look like the average lender had fully accounted for the losses in the bond market.

Bonds dictate interest rate movement. When it comes to mortgages, lenders are paying close attention to trading levels in bond markets, but only change their rate sheet terms if markets move enough. This is known as a "mid-day reprice." Bonds were weak enough for some lenders to reprice on Friday, but **most didn't**. That meant we were likely to see that bond market weakness reflected in this morning's new rate sheet offerings.

As it happened, bonds staged a somewhat impressive recovery with help from investor concern about global growth. Oftentimes, a big loss in equities markets can send money running to the bond market where it benefits interest rates. This was the case overnight with Chinese stocks leading the way. The strong start in bonds allowed lenders to **keep rates roughly unchanged** and--in some cases--slightly lower.

All this having been said, the general trend in rates has been slightly **higher** ever since hitting long-term lows at the beginning of the month. It makes sense to remain defensive when it comes to lock/float decisions until this gently higher trend reverses course.

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## National Average Mortgage Rates



	Rate	Change	Points
<b>Mortgage News Daily</b>			
30 Yr. Fixed	7.43%	<b>+0.02</b>	0.00
15 Yr. Fixed	6.84%	<b>+0.01</b>	0.00
30 Yr. FHA	6.90%	<b>+0.03</b>	0.00
30 Yr. Jumbo	7.62%	<b>+0.02</b>	0.00
5/1 ARM	7.40%	<b>+0.03</b>	0.00

### Freddie Mac

30 Yr. Fixed	7.10%	<b>-0.34</b>	0.00
15 Yr. Fixed	6.39%	<b>-0.37</b>	0.00

### Mortgage Bankers Assoc.

30 Yr. Fixed	7.13%	<b>+0.12</b>	0.00
15 Yr. Fixed	6.64%	<b>+0.18</b>	0.64
30 Yr. FHA	6.90%	<b>+0.10</b>	0.99
30 Yr. Jumbo	7.40%	<b>+0.27</b>	0.46
5/1 ARM	6.52%	<b>+0.11</b>	0.60

Rates as of: 4/18

## MBS and Treasury Market Data

	Price / Yield	Change
MBS UMBS 6.0	99.30	<b>-0.29</b>
MBS GNMA 6.0	100.06	<b>-0.09</b>
10 YR Treasury	4.5899	<b>-0.0366</b>
30 YR Treasury	4.6915	<b>-0.0403</b>

Pricing as of: 4/19 7:13AM 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**

