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Mortgage Rates Modestly Lower to Start New Week

Mortgage rates were **lower** today for the average lender, but just how low remains a matter of great debate. To be fair, there's no active debate raging behind the scenes. Rather, there are a few weeks' worth of news headlines claiming "all-time low mortgage rates," and then there is the objective truth (which is a bit different from those news headlines).

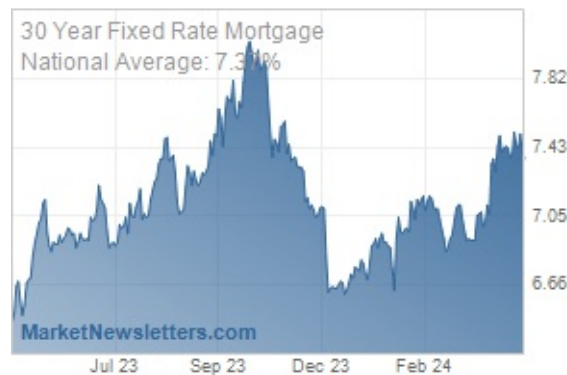
We've talked about the discrepancy quite a bit recently (here is the [most recent and most thorough discussion](#)). It has to do with **2 shortcomings** of popular rate surveys: stale/limited data and a "purchase-only" focus.

Stale data can cause problems, but it **shouldn't** result in 2 consecutive weeks of erroneous conclusions about all-time low rates. One caveat here is that the recently noted all-time lows aren't much lower than the previous instances in early August and early September. The "purchase-only" focus is causing an even bigger issue currently, because purchase rates are somewhat to significantly lower than refi rates, depending on the lender.

What's the **bottom line here**? If you're looking at current purchase rates versus those available in early August or September, you should be seeing something fairly close to all-time lows (depending on the lender). In terms of refinance rates, while today's are certainly a bit better than Friday's, they're still nowhere near Aug/Sept's installments of all-time lows.

What kind of difference are we talking about here? First off, compared to Friday, the average lender is still offering the same **NOTE** rates, but will slightly lower upfront costs (i.e. lower **effective** rate). That's true for both purchases and refis. Compared to previous all-time lows in Sept/Aug, purchase rates are still about 0.125% higher at minimum, and refi rates are anywhere from .25-0.50% higher.

National Average Mortgage Rates



	Rate	Change	Points
Mortgage News Daily			
30 Yr. Fixed	7.37%	-0.04	0.00
15 Yr. Fixed	6.82%	-0.02	0.00
30 Yr. FHA	6.82%	-0.06	0.00
30 Yr. Jumbo	7.55%	-0.05	0.00
5/1 ARM	7.42%	-0.08	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: 5/2

MBS and Treasury Market Data

	Price / Yield	Change
MBS UMBS 6.0	99.78	+0.32
MBS GNMA 6.0	100.74	+0.26
10 YR Treasury	4.5795	0.0000
30 YR Treasury	4.7290	0.0000

Pricing as of: 5/2 10:25PM EST

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