



Joe Moore

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A Message from Joe Moore:

"Call me or apply online to find out why this is a great time to take advantage of softer home prices and motivated sellers! Be sure to ask about our popular 2-1 Buy-Down with rates starting in the 4.00% range for FHA & Conventional home purchase loans!"

Mortgage Rates Holding Near 2 Month Lows

Let's talk about the current state of [mortgage rates](#). Before we do, some housekeeping: the following pertains to averages across multiple lenders. This is an important caveat over the past few days because lenders have adjusted their individual rates by widely varying amounts and in different directions from one another on several occasions.

By the time we add all of the apples into the same batch of apple juice, it tastes remarkably similar to last Thursday afternoon--perhaps slightly sweeter. In other words, the average lender is roughly in line with (or just barely below) the multi-week lows from Thursday. You'd have to go back just under 2 months to see anything lower.

The average conventional 30yr fixed rate is easily back into the mid 6% range. Today's improvements followed more rate-friendly inflation data (it was last week's consumer inflation data that caused Thursday's epic drop), in this case, producer-level inflation data via the PPI report.

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National Average Mortgage Rates



	Rate	Change	Points
Mortgage News Daily			
30 Yr. Fixed	6.86%	-0.05	0.00
15 Yr. Fixed	6.31%	-0.02	0.00
30 Yr. FHA	6.32%	-0.06	0.00
30 Yr. Jumbo	7.04%	-0.03	0.00
5/1 ARM	6.53%	-0.02	0.00
Freddie Mac			
30 Yr. Fixed	6.78%	-0.08	0.00
15 Yr. Fixed	6.07%	-0.09	0.00
Mortgage Bankers Assoc.			
30 Yr. Fixed	7.00%	-0.03	0.60
15 Yr. Fixed	6.63%	+0.07	0.61
30 Yr. FHA	6.87%	-0.03	0.92
30 Yr. Jumbo	7.13%	+0.02	0.38
5/1 ARM	6.22%	-0.16	0.60

Rates as of: 7/26

MBS and Treasury Market Data

	Price / Yield	Change
MBS UMBS 5.5	99.68	+0.27
MBS GNMA 5.5	99.98	+0.13
10 YR Treasury	4.1958	-0.0474
30 YR Treasury	4.4523	-0.0305

Pricing as of: 7/26 5:59PM EST

Your Nationwide Teacher And Public Employee Lender

Our Teacher & Public Employee Home Loan Programs, CalTAP+ and TAP+ USA are more than just a mortgage loan and Secure Choice Lending is more than just another mortgage lender.

We help teachers, police officers, firefighter's, military veterans, and other public employees develop a financial plan to purchase a home and realize the American Dream of Homeownership!

Teacher & Public Employee Rewards Benefits:

- * No Lender (or) Processing Fees Charged Ever!
- * Free Float Down if Rates Improve after LOCK!
- * MATCH (or) BEAT Rate & Pricing Guarantee!

If you are ready to buy your next home, refinance or obtain a home equity line of credit, please give me a call (or) apply online with confidence that you will receive the "BEST" interest rate, pricing and overall customer experience with Secure Choice Lending!

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