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## UPDATE: Thoughts on Changes in FOMC Verbiage

Changes:

- Currently: **"Economic activity has picked up from modest pace in 1st half of year"**
  - Previously: econ activity expanding at moderate rate
- Currently: **Jobs gains solid despite little change in unemployment rate**
  - Previously: Fed noted strong June following week July
- Currently: **Fed expects labor market CONDITIONS to will strengthen**
  - Previously: Fed expects labor market INDICATORS to strengthen
- Currently: **Near term risks to outlook = Roughly Balanced**
  - Previously: near term risks = "have diminished."
- Completely new phrase: **"The Committee judges that the case for an increase in the federal funds rate has strengthened but decided, for the time being, to wait for further evidence of continued progress toward its objectives."**

The last part is the only really interesting piece of the announcement itself. It begs the question: if we haven't seen enough with the current economic data, what will be enough? Markets can't help but read a bit of extra dovishness into that part of the statement. It's as if the Fed is saying "yes, we see that you think that we should hike rates, but we don't all agree on that yet."

Speaking of all agreeing, 3 voters dissented. That's about as much dissent as we see, and a sign that they they're not merely SAYING that they're getting closer to hiking. This caveat offsets the dovishness of the actual decision to forego a hike.

### MBS & Treasury Market Data

	Price / Yield	Change
MBS UMBS 6.0	100.11	-0.07
MBS GNMA 6.0	100.24	-0.09
10 YR Treasury	4.4395	+0.0415
30 YR Treasury	4.5981	+0.0341

Pricing as of: 7/1 8:50AM EST

### Average Mortgage Rates

	Rate	Change	Points
<b>Mortgage News Daily</b>			
30 Yr. Fixed	7.07%	+0.02	0.00
15 Yr. Fixed	6.45%	0.00	0.00
30 Yr. FHA	6.51%	+0.02	0.00
30 Yr. Jumbo	7.26%	0.00	0.00
5/1 ARM	7.02%	-0.01	0.00

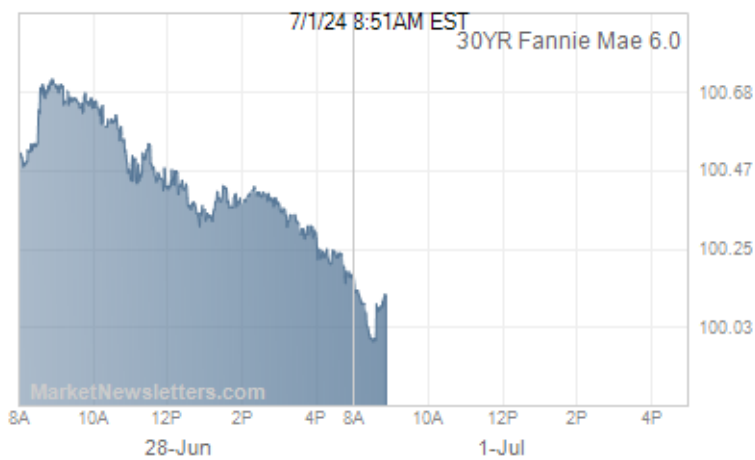
#### Freddie Mac

30 Yr. Fixed	6.86%	-0.01	0.00
15 Yr. Fixed	6.16%	+0.03	0.00

#### Mortgage Bankers Assoc.

30 Yr. Fixed	7.02%	-0.05	0.65
15 Yr. Fixed	6.60%	-0.15	0.55
30 Yr. FHA	6.87%	0.00	0.92
30 Yr. Jumbo	7.18%	-0.03	0.54
5/1 ARM	6.45%	+0.08	0.81

Rates as of: 6/28



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## Real Talk

At The Rate Shop, we're not your average mortgage banker. We specialize in bringing you ridiculously low interest rates that will make you wonder what the other guys are doing. In fact the ONLY objection we ever hear is "your rates sound too good to be true". Well they're not, and here is why...

After 15 years in the retail banking world I was frustrated with the high interest rates that came from that business model. As I looked around at all the bloated layers of management and their expensive salaries and the overhead of running a larger company (think rent costs, employee health and benefit costs, payroll taxes, and on and on) it dawned on me that I was a part of the problem, and the solution, for me at least, was so easy to see.

Start my own mortgage brokerage shop. No expensive executive salaries, no expensive building to pay rent at, no unnecessary employees and all the costs that are associated with that. What happens when you cut out all the fat? You can provide lower rates and lower closing costs. It's simple. Now here is the best part, you still get great service from a local Kansas City Lender. My mission is to let everyone know that low rates and great customer service are NOT mutually exclusive.

Thanks for coming along on this journey where Low Rates meet Great Service. The two do NOT have to be mutually exclusive. It's just a lie that the big box mortgage companies have been telling you for years. Don't believe me? Give me a call or shoot me a text on my personal cell phone today and compare my rates and costs up against any other lender in the country, and be prepared to be blown away.

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