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Europe Tapers, But Without The Tantrum

The "taper tantrum" refers to the time frame between May 3rd and July 5th 2013 when financial markets rapidly came to terms with the fact that the Federal Reserve would begin buying fewer and fewer bonds. Those bond purchases were a key motivation behind all-time low rates, so naturally, **rates rose abruptly** when the purchases were at risk of decreasing.

While the Fed has managed to avoid embarking on a 4th round of quantitative easing (or "QE," a term for large-scale asset purchases by central banks), European QE has been going full tilt since early 2015. In recent months, markets began to suspect the European Central Bank (ECB) might make **its own tapering announcement**. This week, it pulled the trigger. Will the fallout be the same for rates this time around?

So far, the answer is "no," but **the catch** is that November saw rates rise nearly as much as they did during the 2013 taper tantrum. If we hadn't seen such an abrupt spike in rates following the election, European tapering might have been a bigger deal.

Even then, the European version of this tapering process has been a different animal than the US version. For starters, **don't use the T-word**, at least not if you're talking to ECB President Draghi. He sternly reminded reporters that "tapering" was never discussed. Hopefully he can forgive us for using a term synonymous with "a reduction in the pace of asset purchases" to refer to--well--a reduction in the pace of asset purchases.

Semantic delusions aside, there actually is some material difference between the Fed and ECB versions of tapering. The ECB left things **more open-ended** by simply extending the existing program to Dec 2017 (scheduled to end in March 2017), but reducing the monthly amount from €80 bln to €60 bln. In this scenario, it's easier for markets to hold out hope that there will be additional purchases to follow.

In contrast, the Fed weaned financial markets off the extra cash slowly and steadily, making the 2014 tapering process seem much more final and sustainable. If the ECB had announced a similar tapering process, perhaps markets would believe they fully intended to pull away the proverbial **punch bowl**. In that case, the effects on rates might have been bigger.

But to go back to a previous point, we've had **quite enough** "effects on rates" thank you very much! Simply coping with the existing rate spike has been challenging enough for the mortgage and housing markets. In fact, it's **amazing** to see just how quickly most commentators have changed their tune

National Average Mortgage Rates



	Rate	Change	Points
Mortgage News Daily			
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

Rates as of: 6/28

Market Data

	Price / Yield	Change
MBS UMBS 6.0	100.09	-0.08
MBS GNMA 6.0	100.23	-0.10
10 YR Treasury	4.4385	+0.0405
30 YR Treasury	4.5957	+0.0317

Pricing as of: 7/1 8:54AM EST

Recent Housing Data

		Value	Change
Mortgage Apps	Jun 12	208.5	+15.58%
Building Permits	Mar	1.46M	-3.95%
Housing Starts	Mar	1.32M	-13.15%
New Home Sales	Mar	693K	+4.68%
Pending Home Sales	Feb	75.6	+1.75%
Existing Home Sales	Feb	3.97M	-0.75%
Builder Confidence	Mar	51	+6.25%

regarding the long-term outlook for rates. In a nutshell, they're saying that 2016 marked the end of a decades-long interest rate rally and that it's all uphill from here!

While there's certainly a possibility that those commentators are serving **pure, genuine Kool-Aid** (i.e. maybe they're right), you might not want to drink too much just yet. It looks awfully similar to Kool-Aid that was served at other times during the course of the multi-decade rate rally (circled areas in the following chart).



To be fair, there will **absolutely** come a time when rates no longer perpetually move lower. Indeed, that fact makes it much less risky for commentators to call a bottom in rates now vs 1993, 1998, 2003, 2008, or 2012). The point is that--even if they're right--we haven't seen **nearly** enough pain to confirm it.

Even if we look at the shorter-term, smaller scale market movements, there is **room for some hope** amid the recent chaos. Rates are increasingly trying to establish a ceiling after hitting 2-year highs last week.

We can observe these efforts in a chart of 10yr Treasury yields (the benchmark for longer-term rates, like mortgages). The chart shows the competing trends (red and green lines) leading up to this week's ECB news. For now, the downtrend (green line) is winning. From here, we can keep an eye on the "**key levels**"--especially 2.42%. If yields break above 2.42%, hopes for a ceiling would fade.



Adding some uncertainty to the mix is the fact that the Fed is almost certain to hike rates next Wednesday. While markets agree on the outcome of the Fed meeting, there is much less agreement about the next move in rates. December 2015 serves as a timely reminder that longer-term rates can march to their own beat, regardless of a Fed rate hike.

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Recent Economic Data

Date	Event	Actual	Forecast	Prior
Monday, Dec 05				
10:00AM	Nov ISM N-Mfg PMI	57.2	55.4	54.8
Tuesday, Dec 06				
8:30AM	Oct International trade mm \$ (bl)	-42.6	-41.8	-36.4
8:30AM	Q3 Labor Costs Revised (%)	+0.7	0.3	0.3
8:30AM	Q3 Productivity Revised (%)	+3.1	3.3	3.1
10:00AM	Oct Factory orders mm (%)	+2.7	2.6	0.3
Thursday, Dec 08				
8:30AM	w/e Initial Jobless Claims (k)	258	255	268
Friday, Dec 09				
10:00AM	Dec Consumer Sentiment Prelim	98.0	94.5	93.8
10:00AM	Oct Wholesale inventories mm (%)	-0.4	-0.4	-0.4
Monday, Dec 12				
11:30AM	3-Yr Note Auction (bl)	24		

Event Importance:

- No Stars = Insignificant
- ☆ Low
- ★ Moderate
- ★★ Important
- ★★★ Very Important

Date	Event	Actual	Forecast	Prior
1:00PM	10-yr Note Auction (bl)	20		
Tuesday, Dec 13				
8:30AM	Nov Import prices mm (%)	-0.3	-0.4	0.5
8:30AM	Nov Export prices mm (%)	-0.1	-0.2	0.2
1:00PM	30-Yr Bond Auction (bl)	12		
Wednesday, Dec 14				
8:30AM	Nov Retail sales mm (%)	0.1	0.3	0.8
8:30AM	Nov Producer Prices (%)	+0.4	0.1	0.0
9:15AM	Nov Industrial output mm (%)	-0.4	-0.2	0.0
9:15AM	Nov Capacity utilization mm (%)	75.0	75.1	75.3
2:00PM	N/A FOMC rate decision (%)	0.50-0.75	0.625	0.375
Thursday, Dec 15				
8:30AM	Nov Core CPI mm, sa (%)	+0.2	0.2	0.1
8:30AM	Dec Philly Fed Business Index	21.5	9.0	7.6
8:30AM	Dec NY Fed manufacturing	9.0	4.00	1.50
10:00AM	Dec NAHB housing market indx	70	63	63
Friday, Dec 16				
8:30AM	Nov Housing starts number mm (ml)	1.090	1.230	1.323
8:30AM	Nov Building permits: number (ml)	1.201	1.240	1.260

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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