



**Mike Baker**

Head Interest Rate Shopper, The Rate Shop  
 Individual NMLS: 259076 Company NMLS: 2554765 State  
 23211 W 45th St Shawnee, KS 66226

Office: 913-213-3335  
 Mobile: 913-213-3335  
[mike@rateshopkc.com](mailto:mike@rateshopkc.com)  
[View My Website](#)

## Absence of Drama Lifts Rates From 2017 Lows

Mortgage rates are driven primarily by the bond market. Bonds can be a safe haven for investors if there are high-risk events on the horizon, or if headlines create a spike in uncertainty. If events pass without too much drama, and if uncertainty ebbs, investors move money back out of bonds, thus **pushing rates higher**. That was this week in a nutshell.

Heading into the week, rates were in line with **7-month lows** thanks to last Friday's weak jobs report. Rates moved slightly lower from there as investors braced for more drama surrounding big-ticket events at the end of the week. Of these, the most important was the hotly-anticipated Senate testimony of former FBI Director Comey.

Back in mid-May, both stocks and bonds reacted **forcefully** to news that Comey's memos might incriminate President Trump. The "I-word" (impeachment) was thrown around excessively. It **seemed** like big news at first glance, but there were plenty of details to work through before any high drama could be confirmed.

Stocks were quickly able to shrug it off, putting the burden of proof on the drama. Bonds, on the other hand, had to account for the **possibility** of drama (after all, they're the "safe haven"). Risks surrounding elections in the UK and a policy announcement from the ECB (European Central Bank) also helped bonds hold their ground.

Of those 3 big-ticket events, only the ECB proved **helpful** to bond markets. That helpfulness was **overshadowed** by an absence of significant drama in the Comey hearing. The UK election technically did produce some drama, but not the kind that bond markets were hoping for.

The result was a steady move **higher in rates** throughout the week. 10yr Treasury yields (the benchmark for momentum in longer-term rates like mortgages) rose almost perfectly in line with levels seen just before last week's jobs report.

## National Average Mortgage Rates



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

### Freddie Mac

30 Yr. Fixed	6.86%	<b>-0.01</b>	0.00
15 Yr. Fixed	6.16%	<b>+0.03</b>	0.00

Rates as of: 6/28

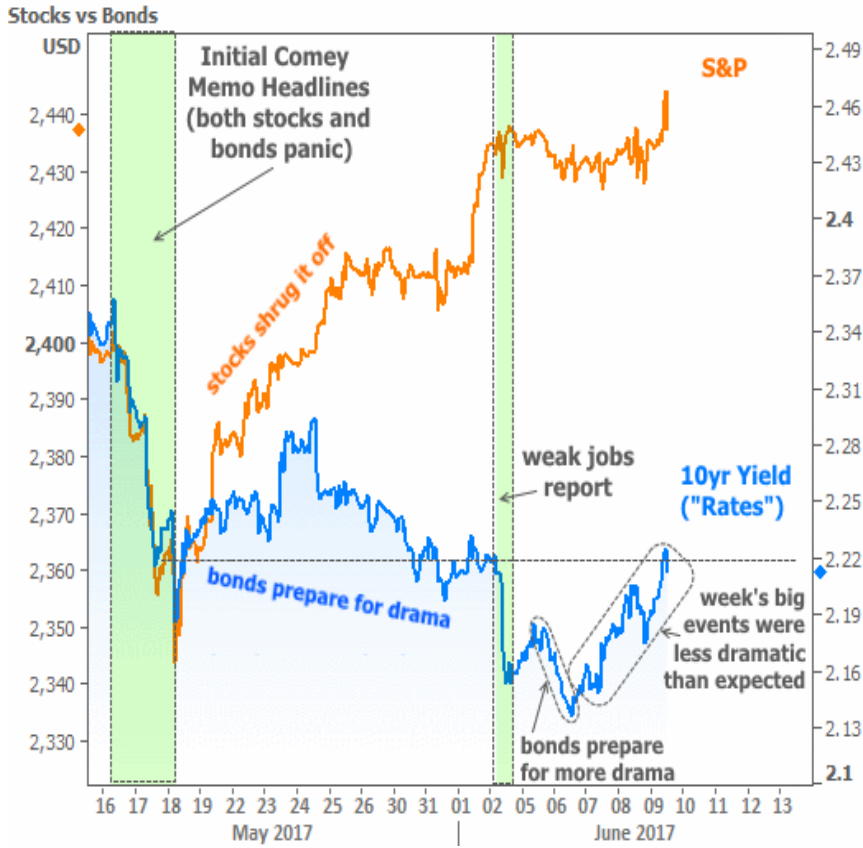
## Market Data

	Price / Yield	Change
MBS UMBS 5.5	98.49	<b>-0.45</b>
MBS GNMA 5.5	99.10	<b>-0.44</b>
10 YR Treasury	4.4109	<b>+0.0129</b>
30 YR Treasury	4.5741	<b>+0.0101</b>

Pricing as of: 7/1 6:48AM 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%



In the bigger picture, this week wasn't any more volatile than most other examples. Additionally, the longer-term trend since March 2017 is arguably toward **lower** rates. The potential problem is that rates continue struggling to break below **the gap** seen in the following chart (and discussed in [last week's newsletter](#)).

10yr Treasury Yield (Rates)



These sorts of gaps can be significant lines in the sand for investors. This particular gap corresponds to average mortgage rates near 4.0%. As such, 10yr yields will need to break well below 2.15% if we're to see widespread availability of conventional 30yr fixed rates in the high 3 percent range.

Elsewhere in the mortgage and housing markets, the news was mixed. CoreLogic's Home Price Index logged an impressive 6.9% year-over-year pace of appreciation, but that was down slightly from 7.1% last month. Tight supply and a competitive bidding environment in some areas remain common themes in the home price story.

Homeowners are well aware of the issue. Fannie Mae's Home Purchase Sentiment Index showed a record number of respondents (since the survey's inception in 2011) think that now is a "good time to sell."

On the policy front, the NAHB lobbied for the mortgage interest tax deduction and the House passed the Financial Choice Act, which would make several changes to Dodd-Frank as written. That said, if the bill remains alive, it would almost certainly be revised by the Senate--perhaps substantially.

In the coming week, the focus will be squarely on Wednesday's Fed Announcement. A hike of the Fed Funds Rate is almost universally expected. Markets have priced it in. In other words, next week's Fed rate hike doesn't mean mortgage rates will move higher.

Instead, investors will focus on the Fed's verbiage--specifically anything that formally alludes to the changes in the Fed's reinvestment strategy (expected by the end of the year). Of equal or greater importance will be any changes in the Fed's rate hike outlook.

The last time the Fed updated its forecasts, the implied rate-hike pace was slower than markets expected, resulting in a **nice move lower** for rates. If the Fed offers a similar surprise this time around, it could reinvigorate the battle for longer-term rates to break below "the gap." **But** if the Fed speeds up its outlook, "the gap" could quickly begin to look like "the floor" (at least for now).

Subscribe to my newsletter online at: <http://housingnewsletters.com/rateshopkc>

## Recent Economic Data

Date	Event	Actual	Forecast	Prior
<b>Monday, Jun 05</b>				
8:30AM	Q1 Labor Costs Revised (%)	+2.2	2.4	3.0
8:30AM	Q1 Productivity Revised (%)	0.0	0.0	-0.6
10:00AM	May ISM N-Mfg PMI	56.9	57.0	57.5
10:00AM	Apr Factory orders mm (%)	-0.2	-0.2	0.5
<b>Wednesday, Jun 07</b>				
7:00AM	w/e Mortgage Market Index	430.6		402.2
7:00AM	w/e Mortgage Refinance Index	1368.7		1323.1
7:00AM	w/e MBA Purchase Index	261.9		238.1
3:00PM	Apr Consumer credit (bl)	+8.20	15.50	16.43
<b>Thursday, Jun 08</b>				
8:30AM	w/e Initial Jobless Claims (k)	245	242	248
10:13AM	James Comey Testimony			
<b>Friday, Jun 09</b>				
10:00AM	Apr Wholesale inventories mm (%)	-0.5	0.2	-0.3
<b>Monday, Jun 12</b>				
11:30AM	3-Yr Note Auction (bl)	24		
<b>Tuesday, Jun 13</b>				
8:30AM	May Core Producer Prices YY (%)	+2.1	2.0	1.9
<b>Wednesday, Jun 14</b>				
8:30AM	May Retail sales mm (%)	-0.3	0.1	0.4
8:30AM	May CPI mm, sa (%)	-0.1	0.0	0.2
8:30AM	May Core CPI Year/Year (%)	+1.7	1.9	1.9
2:00PM	N/A FOMC rate decision (%)	1.00-1.25	1.125	0.875
<b>Thursday, Jun 15</b>				
8:30AM	May Import prices mm (%)	-0.3	-0.1	0.5
8:30AM	Jun Philly Fed Business Index	27.6	24.0	38.8
9:15AM	May Industrial Production (%)	0.0	0.2	1.0
9:15AM	May Capacity Utilization (%)	76.6	76.7	76.7
10:00AM	Jun NAHB housing market indx	67	70	70
<b>Friday, Jun 16</b>				

## Event Importance:

No Stars = Insignificant

☆ Low

★ Moderate

★★ Important

★★★ Very Important

Date	Event	Actual	Forecast	Prior
8:30AM	May Housing starts number mm (ml)	1.092	1.215	1.172
8:30AM	May Building permits: number (ml)	1.168	1.250	1.228
10:00AM	Jun Consumer Sentiment Prelim	94.5	97.1	97.1
<b>Wednesday, Jul 12</b>				
1:00PM	10-yr Note Auction (bl)	20		
<b>Thursday, Jul 13</b>				
1:00PM	30-Yr Bond Auction (bl)	12		

## 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.

**Mike Baker**

