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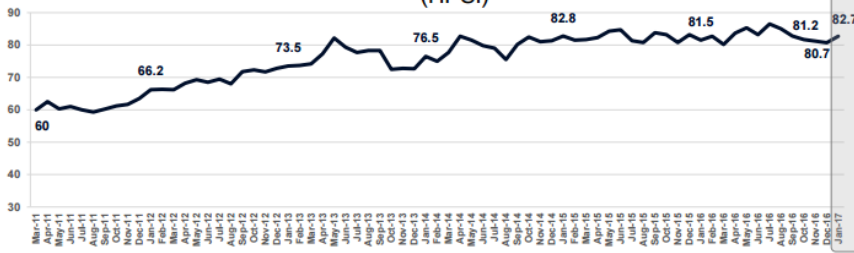
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## Home Purchase Sentiment Brightened in New Year

Fannie Mae's Home Purchase Sentiment Index (HPSI) reversed a five-month long decline in January, posting a **2-percentage point increase**. The Index, which summarizes consumer responses to six questions from Fannie Mae's monthly National Housing Survey, was at 82.7 following the January gain, 1.2 percentage points higher than in the January 2016.

**Four of the six components** in the survey rose in January. The net share of Americans who believe that home prices will go up in the next 12 months increased by 7 percentage points to a net of 42 percent. While not a component of the HPSI, the percentage increase in home prices expected by survey respondents rose from 2.1 percent in December to 3.2 percent.

Home Purchase Sentiment Index (HPSI)



The net share of consumers reporting **significantly higher household income** in the past 12 months rose by 5 percentage points in January and there was an increase of 1 percentage point to 69 percent in the net responses from consumers about their confidence in not losing their jobs. Those believing it is a good time to sell a house rose on net by 2 points but those who see it as a good time to buy declined 3 points making for a 29 percent three-way tie for the survey low with May and September 2016. The net share of those who believe mortgage rates will go down remained unchanged at a negative 55%.

"Three months after the presidential election, measures of **consumer optimism** regarding personal financial prospects and the economy are at or near the highest levels we've seen in the nearly seven-year history of the National Housing Survey," said Doug Duncan, senior vice president and chief economist at Fannie Mae. "However, any significant acceleration in housing activity will depend on whether consumers' favorable expectations are

## National Average Mortgage Rates



	Rate	Change	Points
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### 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

### 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

## 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%

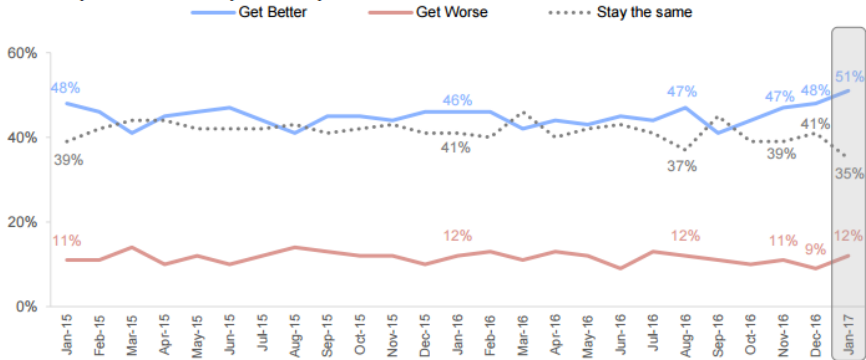
# Housing News Update

realized in the form of income gains sufficient to offset constrained housing affordability. If consumers' anticipation of further increases in home prices and mortgage rates materialize over the next 12 months, then we may see housing affordability tighten even more."

	Value	Change
Builder Confidence	51	+6.25%

Among notable changes to non-component survey questions, those who said they would buy a home the next time they moved declined from **68 percent of respondents** in December to 65 percent while those who thought they would have difficulty getting a mortgage rose 5 percentage points to 46 percent. There were significant changes in consumers answers about their expectations for their own personal financial situation over the next 12 months as shown in the graphic below.

**Respondents who expect their personal financial situation to... over the next 12 months**



The Home Purchase Sentiment Index (HPSI) distills information about consumers' home purchase sentiment from the NHS into a single number that reflects current views and forward-looking expectations of housing market conditions. The NHS is conducted monthly by telephone among 1,000 consumers, both homeowners and renters. Respondents are asked more than 100 questions used to track attitudinal shifts, six of which are used to construct the HPSI. The January 2016 National Housing Survey was conducted between January 1 and January 21, 2017.

## 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**

