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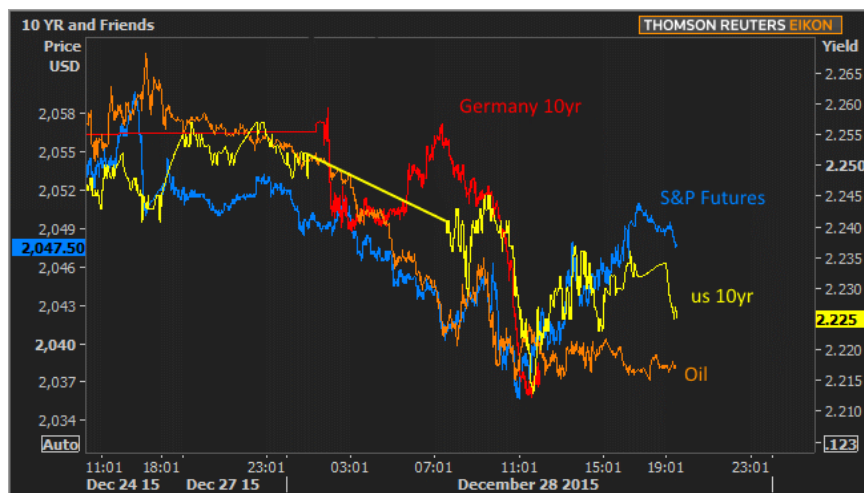
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MBS Recap: Bonds Gain With Europe

While oil prices did move lower in the overnight session, and while stock markets followed that move, bond markets were a bit more independent. Specifically, **European bond markets were in control** today. This wasn't due to any major revelation in European financial markets. Rather, it was simply Europe that had the most volatile day, thereby impacting interdependent bond markets like the US.

To put an exclamation point on the European thesis, domestic bond markets (and stocks for that matter) bounced right as European bond markets closed. Treasuries and MBS drifted sideways after that, but **stayed in positive territory** on the day.

See all of the above on the chart below (oil and stocks heading lower before bonds, US 10's finding inspiration in Germany's rally and backing off after the European close):



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MBS & Treasury Market Data

	Price / Yield	Change
MBS UMBS 6.0	100.40	-0.15
MBS GNMA 6.0	100.78	+0.04
10 YR Treasury	4.4223	+0.0454
30 YR Treasury	4.5610	+0.0549

Pricing as of: 5/17 5:59PM EST



Average Mortgage Rates

	Rate	Change	Points
Mortgage News Daily			

30 Yr. Fixed	7.09%	+0.07	0.00
15 Yr. Fixed	6.56%	+0.03	0.00
30 Yr. FHA	6.62%	+0.07	0.00
30 Yr. Jumbo	7.35%	+0.04	0.00
5/1 ARM	7.30%	+0.06	0.00

Freddie Mac

30 Yr. Fixed	7.02%	-0.42	0.00
15 Yr. Fixed	6.28%	-0.48	0.00

Mortgage Bankers Assoc.

30 Yr. Fixed	7.08%	-0.10	0.63
15 Yr. Fixed	6.61%	+0.01	0.65
30 Yr. FHA	6.89%	-0.03	0.94
30 Yr. Jumbo	7.22%	-0.09	0.58
5/1 ARM	6.56%	-0.04	0.66

Rates as of: 5/17

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With 27+ years of expertise in mortgage banking you can be confident in my knowledge and abilities to deliver a seamless loan transaction while providing personalized service.

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