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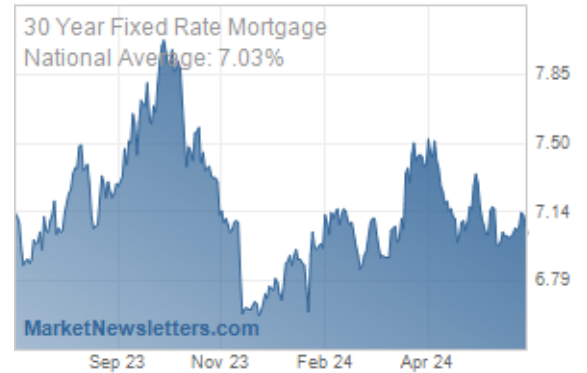
Mortgage Rates Very Close to 1-Month Lows

Mortgage rates moved noticeably lower today as bond market improved for the 2nd day in a row--the first time that's happened since early November (when it comes to the bonds that relate to mortgage rates) this was the first time since early November. That was reassuring enough that lenders finally adjusted their rate sheets to more than match the market. They haven't been able to do that recently due to the volatility and the general trend toward slightly higher rates over the past 2 months.

The average lender continues quoting conventional 30yr fixed rates at **4.0%** for top tier scenarios. While that rate hasn't changed for more than 2 months, we have seen the **upfront costs** move higher and lower. For most lenders, today's upfront costs for any given rate are nearly as low as they were on November 28th. Before that, you'd have to go all the way back to Nov 8th to see lower costs.

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National Average Mortgage Rates



	Rate	Change	Points
Mortgage News Daily			
30 Yr. Fixed	7.03%	-0.05	0.00
15 Yr. Fixed	6.44%	-0.01	0.00
30 Yr. FHA	6.50%	-0.05	0.00
30 Yr. Jumbo	7.24%	-0.01	0.00
5/1 ARM	7.05%	-0.02	0.00
Freddie Mac			
30 Yr. Fixed	6.95%	+0.09	0.00
15 Yr. Fixed	6.25%	+0.09	0.00
Mortgage Bankers Assoc.			
30 Yr. Fixed	7.03%	+0.09	0.62
15 Yr. Fixed	6.56%	+0.09	0.54
30 Yr. FHA	6.90%	+0.11	0.95
30 Yr. Jumbo	7.11%	-0.01	0.50
5/1 ARM	6.38%	+0.11	0.54

Rates as of: 7/5

MBS and Treasury Market Data

	Price / Yield	Change
MBS UMBS 6.0	100.61	+0.22
MBS GNMA 6.0	100.74	+0.21
10 YR Treasury	4.2818	-0.0784
30 YR Treasury	4.4857	-0.0440

Pricing as of: 7/5 5:59PM EST

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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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