



## Rich E. Blanchard

Managing Director, RICH Home Loans LLC  
 NMLS: 492461  
 1550 Wewatta St., 2nd Floor Denver, CO 80202

Office: 720.619.9900  
 Mobile: 303.328.7047  
 Fax: 214.975.2874  
[richblanchard@richhomeloans.com](mailto:richblanchard@richhomeloans.com)  
[View My Website](#)

## Craziest Week For Rates Since Financial Crisis

At the moment I'm typing this, 10yr Treasury yields are 40 basis points lower than they were at the end of last week. This hasn't happened since the two craziest days of the financial crisis. But this week trumps the crisis in another metric: outright yield levels. Whereas it was a total and complete shock to see yields plummet to multi-generational lows of 2.04% in 2008, what do you even say about today's yields? They're under 0.80% right now and were as low as 0.66% less than an hour ago.

At this point, very little can be ruled out in terms of where markets might go and how the ongoing panic trade against coronavirus may unfold. There is a bottom here and it's true the bounce back runs the risk of being swift, but we're now in uncharted territory. We've surpassed to fury and breadth of previous surges to all-time lows. We've seen no sign of the massive, corrective days of selling that frequently follow such moves. Could they be coming along shortly? Yes, but the point is they haven't shown up yet. The net effect is that it's "game on" for the decades-long bond bull market that the old folks declared to be dead in 2018.

Revisit [THIS PIECE](#) for excellent perspective on why it was always possible if not likely that we'd be seeing something like this, and why it never made any sense to stress about the end of the bond bull market. Either way, It's baaaaaack.

## MBS & Treasury Market Data

	Price / Yield	Change
MBS UMBS 6.0	100.39	+0.19
MBS GNMA 6.0	100.53	+0.14
10 YR Treasury	4.3602	-0.0724
30 YR Treasury	4.5297	-0.0761

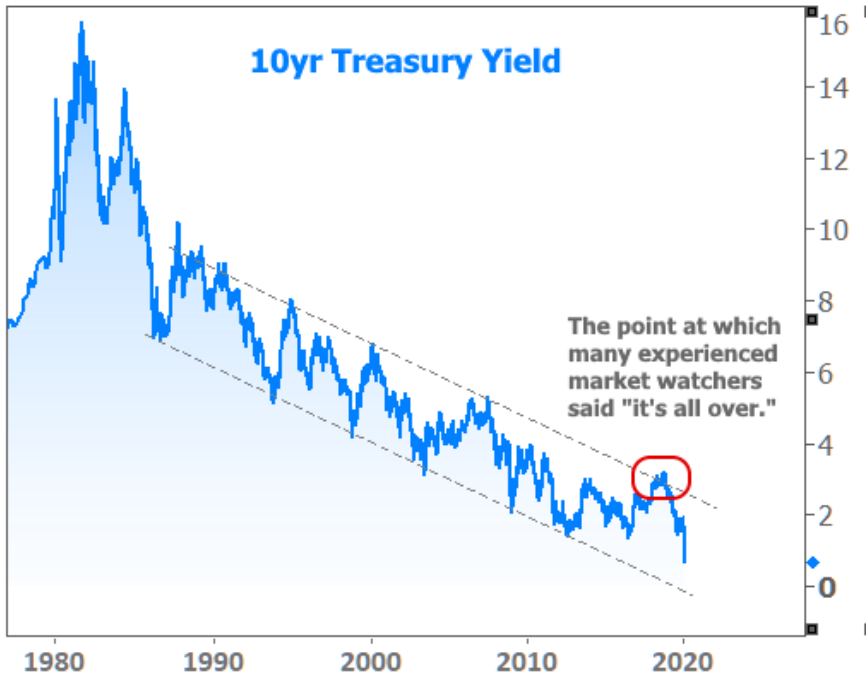
Pricing as of: 7/3 5:59PM EST



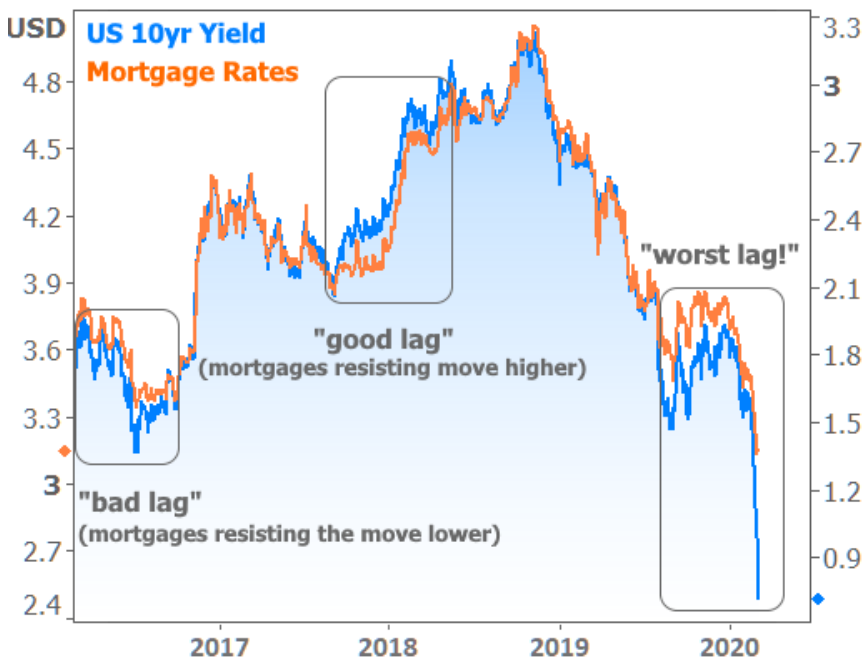
## Average Mortgage Rates

	Rate	Change	Points
<b>Mortgage News Daily</b>			
30 Yr. Fixed	7.08%	-0.05	0.00
15 Yr. Fixed	6.45%	-0.02	0.00
30 Yr. FHA	6.55%	-0.05	0.00
30 Yr. Jumbo	7.25%	-0.04	0.00
5/1 ARM	7.07%	-0.03	0.00
<b>Freddie Mac</b>			
30 Yr. Fixed	6.95%	+0.09	0.00
15 Yr. Fixed	6.25%	+0.09	0.00
<b>Mortgage Bankers Assoc.</b>			
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

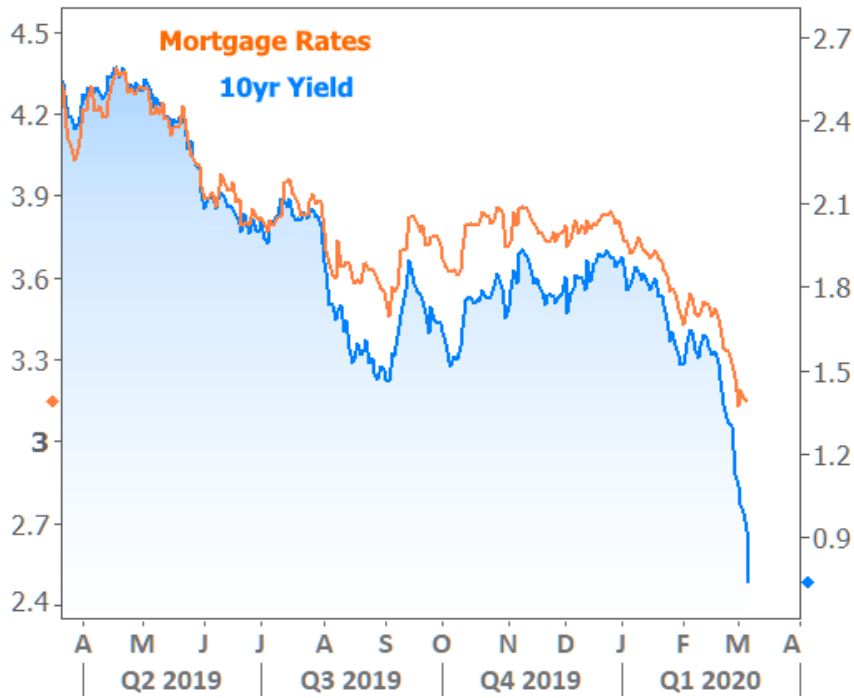
Rates as of: 7/3



And mortgage rates couldn't be any less happy about it. No, seriously. Rates are flat to higher this morning. Posts [LIKE THIS](#) explain the phenomenon, but it's been taken to new extremes by the current move.



and a zoomed in view of the same chart.



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

## Expert Advice | Exceptional Service | Flawless Execution

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.

**Rich E. Blanchard**

