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UPDATE: Slightly Weaker This Afternoon; Reprice Risk Considerations

If we're only considering MBS prices and rate sheet print times, there isn't more than a lender or two out there that could justify a negative reprice right now. That said, both 2.0 and 2.5 UMBS 30yr coupons are at least an eighth of a point off their highs and Treasury yields look to have bottomed at noon sharp.

While we haven't necessarily seen a major reversal since then, bonds haven't seemed eager or willing to push the pace of improvement. For those of you who were already planning on locking today, this is a tough call. On one hand, there's still a possibility that you'll see a positive reprice. On the other hand, certain lenders are perhaps closer to considering negative reprices by the time they factor in new lock volume. This would become more of a risk if this trend of weakness continues into the afternoon.



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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
Mortgage News Daily			
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
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	7.03%	+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

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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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