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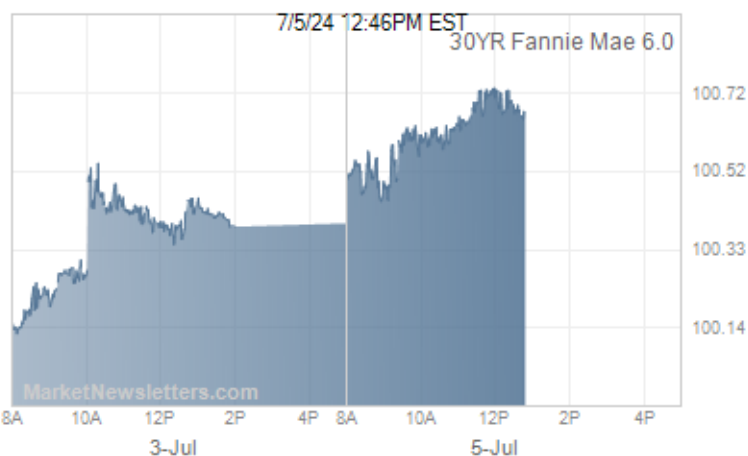
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ALERT: Negative Reprice Risk Increasing Slightly

2.5 UMBS are at new lows for the day, down an eighth overall and .19 from the highs. Jumpier lenders may be considering negative reprices, but it would take more weakness for the average lender to get involved. 10yr yields are still lower on the day, but only because yesterday afternoon was as weak as it was (currently down 1.2bp at .634).

No major market movers in play. Traders are packing it up for another weekend. Stock traders closing out longs (i.e. stocks declining) and bond traders keeping the range intact.



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MBS & Treasury Market Data

	Price / Yield	Change
MBS UMBS 6.0	100.67	+0.28
MBS GNMA 6.0	100.77	+0.24
10 YR Treasury	4.2847	-0.0755
30 YR Treasury	4.4787	-0.0510

Pricing as of: 7/5 12:46PM EST

Average Mortgage Rates

	Rate	Change	Points
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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	6.95%	+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: 7/3

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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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