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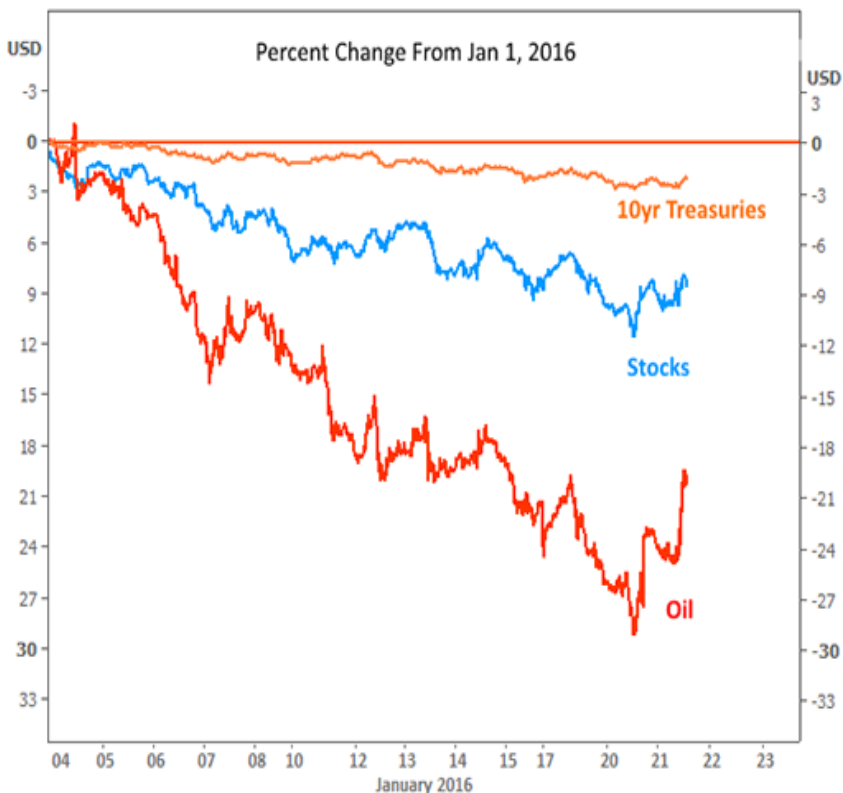
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Oil and Stocks Continue Dominating Interest Rate Markets

The big story of 2016 continues to be the **heavy losses** in risk markets and the resulting improvements in safer haven markets. A risk market is anything with a greater risk of loss in exchange for a greater potential for reward. Stocks are the quintessential risk market, but oil prices have been even more volatile of late.

Volatility and falling prices force investors to seek assets with more stable prices—potentially even rising prices. Although there have been times over the past few years that have challenged the notion, US Treasuries and similar bonds are the quintessential safe havens. This includes the mortgage-backed securities that drive **mortgage rates**.

Bonds are **attractive** at times like this because their typical range of volatility is much smaller than that of the aforementioned risk markets. The following chart shows the absolute percent change from the beginning of the year in stocks, oil, and 10yr Treasuries (a proxy for mortgage rates that lets us see more intraday activity).



National Average Mortgage Rates



	Rate	Change	Points
Mortgage News Daily			
30 Yr. Fixed	6.89%	0.00	0.00
15 Yr. Fixed	6.33%	+0.01	0.00
30 Yr. FHA	6.33%	+0.01	0.00
30 Yr. Jumbo	7.05%	0.00	0.00
5/1 ARM	6.58%	0.00	0.00
Freddie Mac			
30 Yr. Fixed	6.77%	-0.09	0.00
15 Yr. Fixed	6.05%	-0.11	0.00

Rates as of: 7/22

Market Data

	Price / Yield	Change
MBS UMBS 5.5	99.49	+0.10
MBS GNMA 5.5	99.91	+0.13
10 YR Treasury	4.2315	-0.0210
30 YR Treasury	4.4528	-0.0197

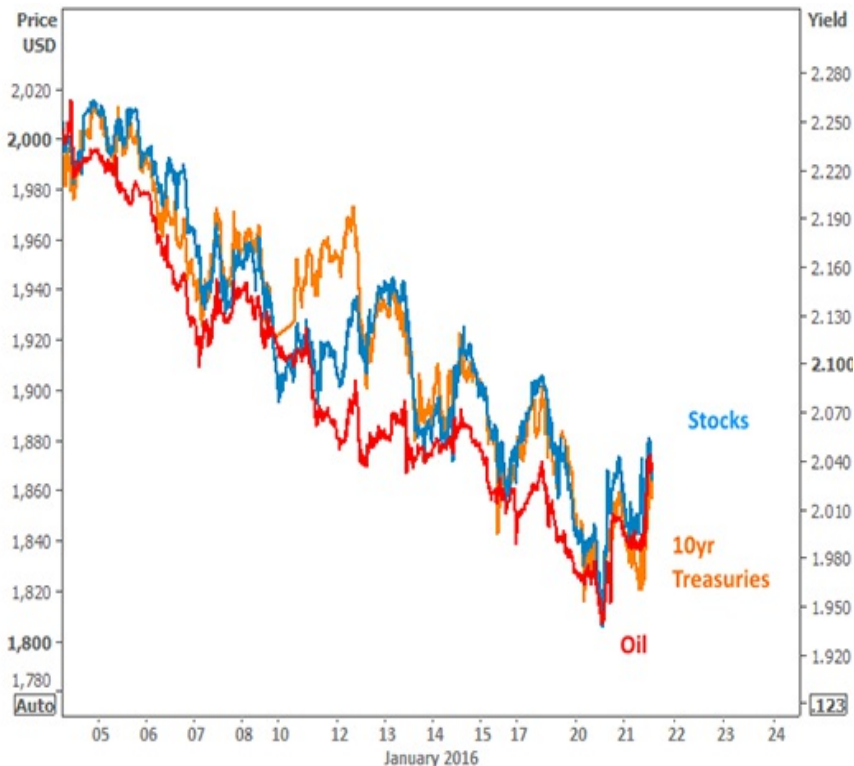
Pricing as of: 7/23 9:03AM EST

Recent Housing Data

	Value	Change
Mortgage Apps	Jul 10 206.1	-0.19%
Building Permits	Mar 1.46M	-3.95%
Housing Starts	Mar 1.32M	-13.15%
New Home Sales	Mar 693K	+4.68%
Pending Home Sales	Feb 75.6	+1.75%
Existing Home Sales	Feb 3.97M	-0.75%
Builder Confidence	Mar 51	+6.25%

As you can see, Treasuries haven't even moved 3 percent so far this year. Meanwhile stocks were down roughly **four times** as much and oil nearly 10 times as much!

While there's no guarantee that rates will follow risk markets, when the losses are that big, they **almost always do**. 2016 is no exception. This chart shows how the 10yr Treasury yield has moved in relation to stock and oil prices so far this year:



Long story short, the bumpy ride in **stocks and oil** has absolutely been pushing investors into the bond market. As demand for bonds increases, rates fall. In fact, mortgage rates hit their lowest levels in more than 2 months this week, and are fairly close to 7-month lows. There's no telling how long the trend will last, and we'll only know it's over with the benefit of hindsight. History suggests that could happen as soon as "immediately" or it could continue for months and months.

Housing-Specific News

The surge toward lower rates has anecdotally **helped the housing market**. The Mortgage Bankers Association reported a **sharp increase in refinance applications** this week, and National Association of Homebuilders Housing Market Index continued to hold at 60 or above for the 8th straight month.

Builder Confidence



It remains to be seen whether rates will have much of an **impact on construction numbers**. Although slightly lower than estimates, December Housing Starts remained in the higher end of their 2015 range.

In mortgage-specific news, **Ellie Mae** reports that **loan processing times have remained elevated** as a result of the recently implemented TILA/RESPA Integrated Disclosures (TRID) rules.

CoreLogic opined on the **silver lining surround TRID issues** in the company's Insights Blog, as well as the **geographical considerations of affordability**.

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Recent Economic Data

Date	Event	Actual	Forecast	Prior
Tuesday, Jan 19				
10:00AM	Jan NAHB housing market indx	60	61	61
Wednesday, Jan 20				
7:00AM	w/e Mortgage Refinance Index	1638.1		1380.4
7:00AM	w/e MBA Purchase Index	227.3		231.1
8:30AM	Dec Building permits: number (ml)	1.232	1.200	1.282
8:30AM	Dec CPI mm, sa (%)	-0.1	0.0	0.0
8:30AM	Dec Build permits: change mm (%)	-3.9		10.4
8:30AM	Dec Core CPI mm, sa (%)	+0.1	0.2	0.2
8:30AM	Dec Housing starts number mm (ml)	1.149	1.200	1.173
8:30AM	Dec Core CPI index, sa	244.45		244.14
Thursday, Jan 21				
8:30AM	w/e Continued jobless claims (ml)	2.208	2.217	2.263
8:30AM	w/e Initial Jobless Claims (k)	293	285	284
8:30AM	Jan Philly Fed Business Index	-3.5	-5.0	-10.2

Event Importance:

- No Stars = Insignificant
- ☆ Low
- ★ Moderate
- ★★ Important
- ★★★ Very Important

Date	Event	Actual	Forecast	Prior
Friday, Jan 22				
10:00AM	Dec Exist. home sales % chg (%)	+14.7	8.9	-10.5
10:00AM	Dec Existing home sales (ml)	5.46	5.20	4.76
Tuesday, Jan 26				
9:00AM	Nov CaseShiller 20 mm nsa (%)	+0.1	0.1	0.1
9:00AM	Nov CaseShiller 20 yy (%)	+5.8	5.7	5.5
9:00AM	Nov CaseShiller 20 mm SA (%)	+0.9	0.8	0.8
10:00AM	Jan Consumer confidence	98.1	96.5	96.5
Wednesday, Jan 27				
10:00AM	Dec New home sales-units mm (ml)	0.544	0.500	0.490
10:00AM	Dec New home sales chg mm (%)	+10.8	2.0	4.3
2:00PM	N/A FOMC rate decision (%)	0.25-0.50	0.375	
Thursday, Jan 28				
8:30AM	Dec Durable goods (%)	-5.1	-0.6	0.0
Friday, Jan 29				
9:45AM	Jan Chicago PMI	55.6	45.0	42.9

Update: Buyer Broker Agreement

After requests from real estate companies, a nonprofit consumer watchdog group the Consumer Federation of America has developed a list of factors to consider when creating a buyer contract in preparation for upcoming practice changes in the industry.

CFA released its "Proposed Criteria for Evaluating Home Buyer Contract Forms" on Tuesday. The 15 criteria focus on the contracts' form – whether the documents are readable and understandable – and content – whether they are fair to homebuyers.

- the document's expiration date (CFA recommends buyers asks for a three-month contract and never sign one longer than six months)
- the right to terminate the contract
- the disclosure that compensation is negotiable
- the broker's compensation clearly stated and that the buyer broker can't receive additional compensation for facilitating a sale
- that any additional fees, such as for showing a home, will be deducted from the broker's commission if there is a successful sale
- that the commission is due only if there is a successful closing
- that buyers have an obligation – for no longer than 60 days, CFA recommends – to pay a broker who earlier showed them a home they purchased after the contract ended
- seller concessions paid directly to buyers
- dual agency not pre-approved by the contract
- an explanation of how a broker treats different buyer clients interested in the same property
- that buyers should not be required to first go through mediation or arbitration if they have a complaint

Contact me for more information. 702-303-0243 or TPayne@loandepot.com

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