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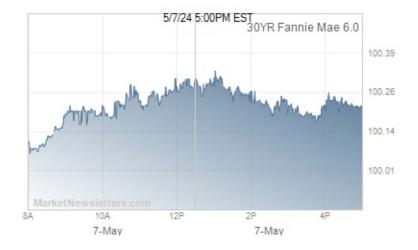
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ALERT: Weakest Levels of The Day; Reprice Risk Increasing

Treasury yields are up to new highs of the day (+4bps at 1.053). MBS are starting to pay a bit more attention with 2.0 coupons down 2 ticks (.06) on the day and more than an eighth of a point from the highs.

1.5 coupons are in even worse shape, down almost eighth on the day and almost a quarter of a point from the highs.

Jumpier lenders are likely starting to consider negative reprices.



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MBS & Treasury Market Data

| | Price / Yield | Change |
|------------------------------|---------------|---------|
| MBS UMBS 6.0 | 100.21 | +0.15 |
| MBS GNMA 6.0 | 101.11 | +0.20 |
| 10 YR Treasury | 4.4795 | +0.0220 |
| 30 YR Treasury | 4.6232 | +0.0248 |
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Average Mortgage Rates

| | Rate | Change | Points |
|------------------|------------|--------|--------|
| Mortgage News | Daily | | |
| 30 Yr. Fixed | 7.19% | -0.06 | 0.00 |
| 15 Yr. Fixed | 6.64% | -0.04 | 0.00 |
| 30 Yr. FHA | 6.62% | -0.02 | 0.00 |
| 30 Yr. Jumbo | 7.41% | -0.04 | 0.00 |
| 5/1 ARM | 7.30% | -0.02 | 0.00 |
| Freddie Mac | | | |
| 30 Yr. Fixed | 7.22% | -0.22 | 0.00 |
| 15 Yr. Fixed | 6.47% | -0.29 | 0.00 |
| Mortgage Banke | ers Assoc. | | |
| 30 Yr. Fixed | 7.24% | +0.11 | 0.66 |
| 15 Yr. Fixed | 6.75% | +0.11 | 0.64 |
| 30 Yr. FHA | 7.01% | +0.11 | 0.94 |
| 30 Yr. Jumbo | 7.45% | +0.05 | 0.56 |
| 5/1 ARM | 6.64% | +0.12 | 0.87 |
| Rates as of: 5/7 | | | |

Because Integrity Matters™

Jeffrey has spent the last three decades perfecting an Honest, Open and Transparent (HOT™) loan and closing process that is laser-focused on enhancing the consumer mortgage experience. By combining old-school, trustworthy customer service with real-time, mobile-friendly technology, he has successfully built thousands of loyal, raving fans.

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