Mortgage Market Update

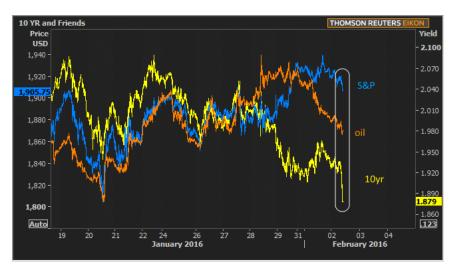


Rich E. Blanchard Managing Director, RICH Home Loans LLC

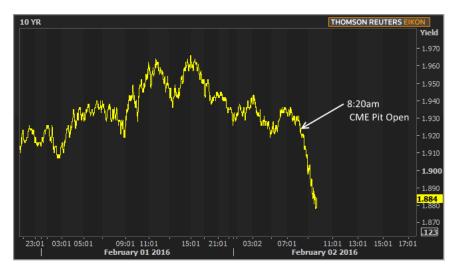
NMLS: 492461 1550 Wewatta St., 2nd Floor Denver, CO 80202

UPDATE: Visual Examples of Bonds' Outperformance and the 8:20am Impact

Here's a chart of 10yr yields relative to stocks and oil over the past few days. Apart from the general divergence heading into the end of February (thanks to Japanese rate cut and month-end trading environment) notice how big today's break has been (in the circled area):



And if you ever find yourself wondering whether or not this "CME open" business is a real thing or not, just keep an eye on seemingly inexplicable jumps that occur at 8:20am. Here is today's:



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MBS & Treasury Market Data

	Price / Yield	Change
MBS UMBS 6.0	100.40	-0.15
MBS GNMA 6.0	100.78	+0.04
10 YR Treasury	4.4223	+0.0454
30 YR Treasury	4.5610	+0.0549
Pricing as of: 5/17 5:59PM EST		

Average Mortgage Rates

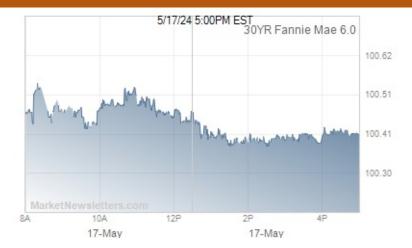
0	Rate	Change	Points
Mortgage News	Daily		
30 Yr. Fixed	7.09%	+0.07	0.00
15 Yr. Fixed	6.56%	+0.03	0.00
30 Yr. FHA	6.62%	+0.07	0.00
30 Yr. Jumbo	7.35%	+0.04	0.00
5/1 ARM	7.30%	+0.06	0.00
Freddie Mac			
30 Yr. Fixed	7.02%	-0.42	0.00
15 Yr. Fixed	6.28%	-0.48	0.00
Mortgage Banke	rs Assoc.		
30 Yr. Fixed	7.08%	-0.10	0.63
15 Yr. Fixed	6.61%	+0.01	0.65
30 Yr. FHA	6.89%	-0.03	0.94
30 Yr. Jumbo	7.22%	-0.09	0.58
5/1 ARM	6.56%	-0.04	0.66
Rates as of: 5/17			

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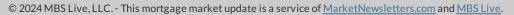


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With 27+ years of expertise in mortgage banking you can be confident in my knowledge and abilities to deliver a seamless loan transaction while providing personalized service.

Rich E. Blanchard



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