

THE FEDERAL SAVINGS BANK

**Ted Rood**

Mortgage Banker, Homesite Mortgage LLC

NMLS #543290

2299 Technology Drive, Suite 2A5 O Fallon, Missouri

Office: 3147400004

Mobile: 314-740-0004

[ted\\_rood@yahoo.com](mailto:ted_rood@yahoo.com)**A Message from Ted Rood:**

"Bonds sold off slightly today. Is it the start of a trend to higher rates, or just normal movement within our recent ranges? We'll know soon!"

## Mortgage Rates Hold Ground, but Threaten to Move Higher

**Mortgage rates** managed to hold steady today despite weakness in underlying bond markets. That means the rates being offered by lenders are substantially similar to yesterday's, but the rates implied by trading levels of mortgage-backed-securities (MBS) would be just a bit higher.

Typically, when MBS weaken enough during the day, lenders will adjust rate sheets accordingly. Indeed, quite a few lenders did just that, but even then, they weren't far off yesterday's levels. By the time the other lenders (the ones who did NOT raise rates in the middle of the day) are factored in, the average is right in line with yesterday. That means conventional **30yr fixed rates of 3.5-3.625%** are still the most prevalent quotes on top tier scenarios.

If bond markets (which include MBS) begin tomorrow in similar territory, we should expect a few lenders in that second group to **raise rates just slightly**. In other words, we're looking at one of those situations where rates should be different, "all things being equal." This is more commonly seen when bond markets improve at the end of the day and lenders wait until the following day to improve rate sheets. The fact that it's happening in reverse is a vote in favor of locking. For those of you following the longer term trends and who are interested in taking bigger risks, today's weakness doesn't derail those dreams, but it is the **biggest threat** we've seen since at least since the trend began in mid-March.

Subscribe to my newsletter online at:

<http://mortgageratesupdate.com/tedrood>

## National Average Mortgage Rates



	Rate	Change	Points
<b>Mortgage News Daily</b>			
30 Yr. Fixed	7.16%	+0.01	0.00
15 Yr. Fixed	6.64%	+0.01	0.00
30 Yr. FHA	6.62%	+0.01	0.00
30 Yr. Jumbo	7.40%	+0.01	0.00
5/1 ARM	7.33%	-0.01	0.00

### Freddie Mac

30 Yr. Fixed	7.09%	-0.35	0.00
15 Yr. Fixed	6.38%	-0.38	0.00

### Mortgage Bankers 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: 5/10

## MBS and Treasury Market Data

	Price / Yield	Change
MBS UMBS 6.0	100.08	-0.20
MBS GNMA 6.0	101.02	-0.13
10 YR Treasury	4.4978	+0.0417
30 YR Treasury	4.6405	+0.0320

Pricing as of: 5/10 5:04PM EST

## Responsive service, experienced expertise

I've dedicated my 22 year mortgage career to client education, superior service, and honest answers. The lending landscape has changed dramatically the past few years, and continues to do so. My job is to ensure client partners' loans close quickly, without surprises, and I take that responsibility very seriously. Referrals are a responsibility I appreciate; they're a measure of trust, and that trust must be earned every day, on every referral.

**Ted Rood**

