

THE FEDERAL SAVINGS BANK



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## Mortgage Rates Hold On to Lower Levels After Tax Bill Doubts

**Mortgage rates** held on to yesterday's gains in most cases. Some lenders were even in slightly better shape today, but not enough to have an effect on anything beyond the upfront costs associated with any given rate quote. Rates themselves would be right in line with yesterday's.

That's **not a bad thing** considering yesterday afternoon brought effective rates near their lowest levels of the month. In this case, lower "effective rates" refer to lower upfront closing costs (or higher lender credits) for the prevailing top tier conventional 30yr fixed rates of 4.0%.

Bond markets (which underlie interest rate movement) continued to pay more attention to policy developments than the economic data that traditionally has an impact. In today's case, it was news that a few Republican senators may not vote for the tax bill unless certain changes are made. That resulted in stocks and bond yields both moving lower in the afternoon. Lower bond yields coincide with lower mortgage rates. As a result, many lenders were able to release **positive rate sheet revisions** this afternoon.

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## National Average Mortgage Rates



	Rate	Change	Points
<b>Mortgage News Daily</b>			
30 Yr. Fixed	7.20%	<b>+0.01</b>	0.00
15 Yr. Fixed	6.66%	<b>+0.02</b>	0.00
30 Yr. FHA	6.64%	<b>+0.02</b>	0.00
30 Yr. Jumbo	7.41%	<b>0.00</b>	0.00
5/1 ARM	7.33%	<b>+0.03</b>	0.00

### Freddie Mac

30 Yr. Fixed	7.22%	<b>-0.22</b>	0.00
15 Yr. Fixed	6.47%	<b>-0.29</b>	0.00

### Mortgage Bankers Assoc.

30 Yr. Fixed	7.24%	<b>+0.11</b>	0.66
15 Yr. Fixed	6.75%	<b>+0.11</b>	0.64
30 Yr. FHA	7.01%	<b>+0.11</b>	0.94
30 Yr. Jumbo	7.45%	<b>+0.05</b>	0.56
5/1 ARM	6.64%	<b>+0.12</b>	0.87

Rates as of: 5/8

## MBS and Treasury Market Data

	Price / Yield	Change
MBS UMBS 6.0	100.10	<b>-0.11</b>
MBS GNMA 6.0	100.96	<b>-0.16</b>
10 YR Treasury	4.4917	<b>+0.0342</b>
30 YR Treasury	4.6318	<b>+0.0334</b>

Pricing as of: 5/8 1:31PM 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**

