

THE FEDERAL SAVINGS BANK

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

*"I didn't expect surprises from today's Fed statement, and there weren't any! Sometimes that's a good thing."*

## Differences Between Previous and Current FOMC Statements

Information received since the Federal Open Market Committee met in May/June indicates that the labor market has continued to strengthen and that economic activity has been rising at a solid/strong rate. Job gains have been strong, on average, in recent months, and the unemployment rate has declined. Recent data suggest that growth of household spending has picked up, while stayed low. Household spending and business fixed investment has continued to ve grown strongly. On a 12-month basis, both overall inflation and inflation for items other than food and energy have moved close to remain near 2 percent. Indicators of longer-term inflation expectations are little changed, on balance.

Consistent with its statutory mandate, the Committee seeks to foster maximum employment and price stability. The Committee expects that further gradual increases in the target range for the federal funds rate will be consistent with sustained expansion of economic activity, strong labor market conditions, and inflation near the Committee's symmetric 2 percent objective over the medium term. Risks to the economic outlook appear roughly balanced.

In view of realized and expected labor market conditions and inflation, the Committee decided to raise/maintain the target range for the federal funds rate at 1-3/4 to 2 percent. The stance of monetary policy remains accommodative, thereby supporting strong labor market conditions and a sustained return to 2 percent inflation.

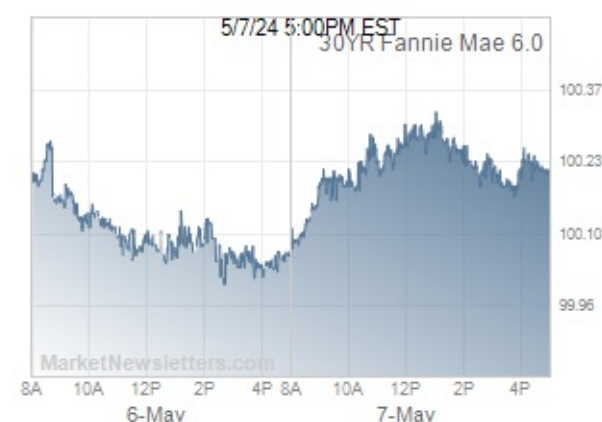
In determining the timing and size of future adjustments to the target range for the federal funds rate, the Committee will assess realized and expected economic conditions relative to its maximum employment objective and its symmetric 2 percent inflation objective. This assessment will take into account a wide range of information, including measures of labor market conditions, indicators of inflation pressures and inflation expectations, and readings on financial and international developments.

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## MBS & Treasury Market Data

	Price / Yield	Change
MBS UMBS 6.0	100.21	<b>+0.15</b>
MBS GNMA 6.0	101.11	<b>+0.20</b>
10 YR Treasury	4.4901	<b>+0.0042</b>
30 YR Treasury	4.6045	<b>+0.0061</b>

Pricing as of: 5/7 9:34PM EST



## Average Mortgage Rates

	Rate	Change	Points
<b>Mortgage News Daily</b>			
30 Yr. Fixed	7.19%	<b>-0.06</b>	0.00
15 Yr. Fixed	6.64%	<b>-0.04</b>	0.00
30 Yr. FHA	6.62%	<b>-0.02</b>	0.00
30 Yr. Jumbo	7.41%	<b>-0.04</b>	0.00
5/1 ARM	7.30%	<b>-0.02</b>	0.00
<b>Freddie Mac</b>			
30 Yr. Fixed	7.22%	<b>-0.22</b>	0.00
15 Yr. Fixed	6.47%	<b>-0.29</b>	0.00
<b>Mortgage Bankers Assoc.</b>			
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: 5/7

<http://mortgageratesupdate.com/tedrood>

## 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.

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