

THE FEDERAL SAVINGS BANK

**Ted Rood**

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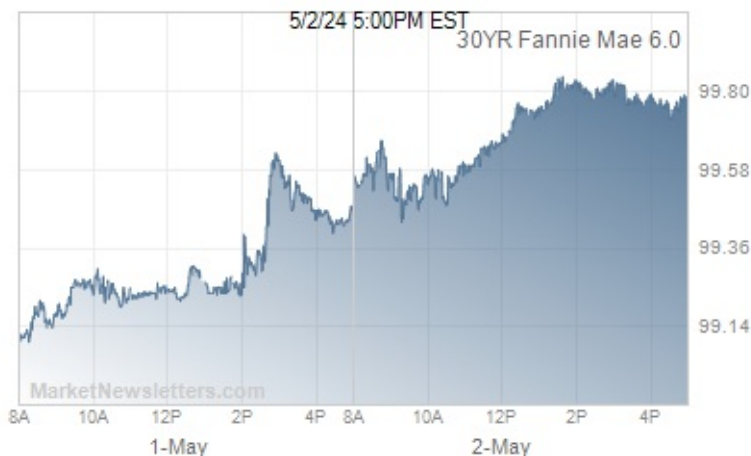
ted_rood@yahoo.com**A Message from Ted Rood:**

"Bonds hanging near unchanged, but at least we're retaining the last 2 days' meager gains!"

UPDATE: At Weakest Levels (Back to Unchanged)

Bonds haven't lost quite enough ground for any serious negative reprice risk, but they've been moving in that direction all morning. The weakness doesn't line up well with any of this morning's economic data. The fact that it's been a steady grind and well-aligned with stocks suggests **month-end** trade flow issues.

Fannie 4.0 MBS are hovering between 'unchanged' at 100-30 and +0.1 at 100-31 (100.94 - 100.97). 10yr yields are down .36bps at 3.0519.



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MBS & Treasury Market Data

	Price / Yield	Change
MBS UMBS 6.0	99.78	+0.32
MBS GNMA 6.0	100.74	+0.26
10 YR Treasury	4.5795	-0.0550
30 YR Treasury	4.7290	-0.0224

Pricing as of: 5/2 5:04PM EST

Average Mortgage Rates

	Rate	Change	Points
Mortgage News Daily			
30 Yr. Fixed	7.37%	-0.04	0.00
15 Yr. Fixed	6.82%	-0.02	0.00
30 Yr. FHA	6.82%	-0.06	0.00
30 Yr. Jumbo	7.55%	-0.05	0.00
5/1 ARM	7.42%	-0.08	0.00

Freddie Mac

30 Yr. Fixed	7.22%	-0.22	0.00
15 Yr. Fixed	6.47%	-0.29	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: 5/2

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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