

THE FEDERAL SAVINGS BANK

**Ted Rood**

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

"Bond markets TRYING to rally as stocks sell off. Is this the start of a move to lower rates?"

## UPDATE: Bonds Bouncing Back on Tariff Talk and Treasury Announcement

About an hour ago, a headline concerning tariffs took a bite out of stocks ("US said to plan next tariff wave if Xi talks fail"). That didn't help bonds much though...

A few minutes ago, however, Treasury released bullet points on its borrowing estimates ahead of Thursday's official announcement. Long story short, they were a bit lower than the previous estimates. That's a good thing for bonds (less supply = higher prices = lower rates).



All that having been said, the stock sell-off and bond market reassurance hasn't been enough to get us back to 'unchanged' quite yet. 10yr yields are close and Fannie 4.0 are still nearly an eighth of a point weaker on the day.

**MBS & Treasury Market Data**

|                | Price / Yield | Change  |
|----------------|---------------|---------|
| MBS UMBS 6.0   | 100.09        | +0.31   |
| MBS GNMA 6.0   | 101.03        | +0.29   |
| 10 YR Treasury | 4.5138        | -0.0657 |
| 30 YR Treasury | 4.6711        | -0.0579 |

Pricing as of: 5/3 5:04PM EST

**Average Mortgage Rates**

|                            | Rate  | Change | Points |
|----------------------------|-------|--------|--------|
| <b>Mortgage News Daily</b> |       |        |        |
| 30 Yr. Fixed               | 7.28% | -0.09  | 0.00   |
| 15 Yr. Fixed               | 6.75% | -0.07  | 0.00   |
| 30 Yr. FHA                 | 6.70% | -0.12  | 0.00   |
| 30 Yr. Jumbo               | 7.48% | -0.07  | 0.00   |
| 5/1 ARM                    | 7.35% | -0.07  | 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: 5/3



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## Responsive service, experienced expertise

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**Ted Rood**

