Mortgage Market Commentary



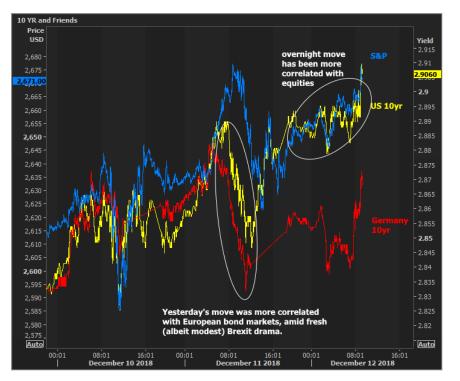
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The Day Ahead: Bonds Have Lots on Their Mind, But Beware The Bounce

As we begin the third day of moderate weakness in bond markets, it's safe to say that we're looking at the correction and/or consolidation that we expected to see as of the end of last week. Bonds **wouldn't** have needed any other reason apart from the preceding rally to bounce. But as that process unfolds, it's been complicated by other competing stimuli.

These include but are not limited to Brexit-related drama, trade war news, the stock lever (stock prices and bond yields moving together), the Treasury auction cycle, and year-end trading position housekeeping. Depending on when you look, you might see one of these factors having **more of an influence** than another. For example, yesterday saw US bonds take more guidance from Europe while today has seen more of a stock lever effect so far.



It's hard to see in the chart above due to the way things are scaled, but yesterday's stock losses began WELL after European bonds began to pull Treasuries lower in yield. In fact, Why don't I just drop a vertical line into the chart to show that most of the bond rally had **already happened** by the time stocks began to sell.

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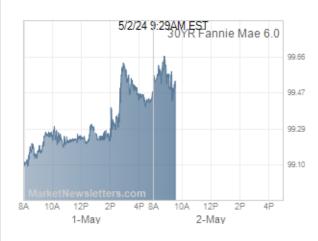
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MBS & Treasury Market Data

	Price / Yield	Change
MBS UMBS 6.0	99.54	+0.08
MBS GNMA 6.0	100.55	+0.07
10 YR Treasury	4.6387	+0.0042
30 YR Treasury	4.7718	+0.0204

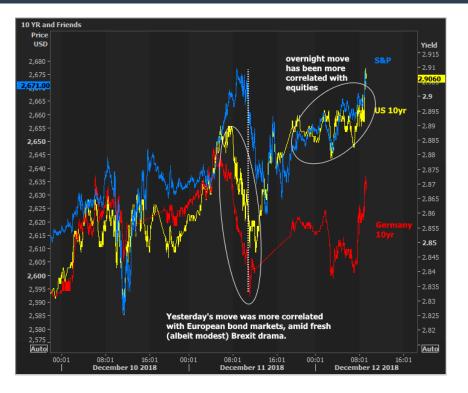
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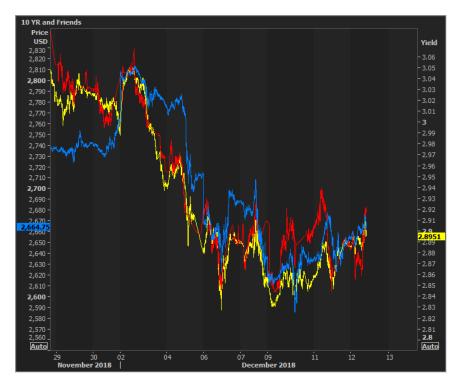
Average Mortgage Rates

	Rate	Change	Points
Mortgage News	Daily		
30 Yr. Fixed	7.41%	-0.10	0.00
15 Yr. Fixed	6.84%	-0.06	0.00
30 Yr. FHA	6.88%	-0.11	0.00
30 Yr. Jumbo	7.60%	-0.07	0.00
5/1 ARM	7.50%	-0.05	0.00
Freddie Mac			
30 Yr. Fixed	7.17%	-0.27	0.00
15 Yr. Fixed	6.44%	-0.32	0.00
Mortgage Banke	rs 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 Rates as of: 5/1	6.64%	+0.12	0.87

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All of that microanalysis may be beside the point, however. If we zoom out just a little bit, we can see that--although there are indeed pockets of varying correlation--the bigger picture actually shows everything moving together, for the most part. The **other takeaway** is that core bond markets (like US and Europe) tend to remain more correlated than bonds and stocks.



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Mortgage Market Commentary

Back to the purely technical standpoint now (from the first paragraph, where we discussed bonds not needing any reason to bounce apart from the strength of the recent rally). There's **no question** that some sort of bounce is underway. The theme of our conversations so far this week has been to hope that the bounce is simple the first phase of a CONSOLIDATION rather than a correction. Even though next week's Fed announcement is ostensibly the next big mover, we need to stay vigilant. Any further weakness will begin confirming the technical warning sign we've been discussing for more than a week (potential breakout highlighted with "danger!" below).



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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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