THE FEDERAL SAVINGS BANK
Co. NMLS# 411500
Member FDIC

Ted Rood
Branch Manager, Gen Way Home Mortgage
NMLS #543290
O Fallon, Missouri 63368

Office: 3147400004
Mobile: 314-740-0004
ted_rood@yahoo.com

A Message from Ted Rood:

"Great insight here into how election results are impacting mortgage rates today!"

The Day Ahead: Here's How The Election Impacted Bonds (And How It Didn't)

Whether you thought the election would or would not matter for the bond market, **you were right!** At times, it mattered quite a bit in the overnight session, but as we begin the day, trading levels are arguably close enough to yesterday's that no one needs to shout from the rooftops about imminent sea-changes.

Refreshingly, the election had **exactly the impact** we suspected in terms of the correlation between democrats taking the House and lower rates. That's not because democrats have anything more to do with rates than republicans. Rather, it's been unchecked government spending (or specifically, revenue shortfall from the tax bill) that has pushed rates higher due to increased Treasury issuance, and indirectly via a hotter running economy due to the stimulative effects of the fiscal policies. A democratic House (combined with a republican senate) means it's that much harder for the government to spend more money.

Markets seemed to understand this in the overnight session, as discussed in this late night update. Here's the chart from that update. **Long story short**, when the republicans' chances of victory in the house briefly crested 50%, rates spiked to their highest levels of the night. Not a moment after democrats moved back into the lead, rates began to fall.

MBS and Treasury

	Price / Yield	Change
MBS UMBS 6.0	98.68	-0.01
10 YR Treasury	5.1281	-0.0061
30 YR Treasury	5.4763	+0.0005

Pricing as of: 11/16 7:51PM EST



Average Mortgage Rates

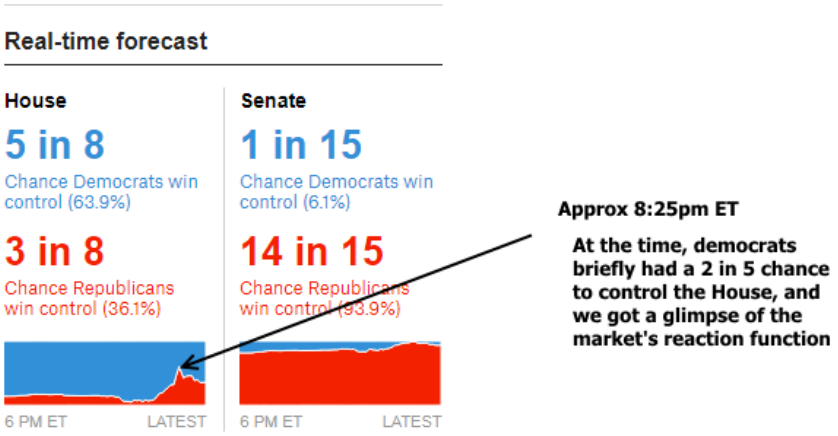
	Rate	Change	Points
Mortgage News Daily			
30YR Fixed	7.51%	+0.01	0.00
15YR Fixed	7.04%	+0.01	0.00
30YR FHA	7.08%	+0.03	0.00
30YR Jumbo	7.52%	+0.02	0.00
7/6 SOFR	7.12%	-0.01	0.00
30YR VA	7.10%	+0.03	0.00

Rates as of: 11/16

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So what does this mean for the rest of the day? Unfortunately, it may simply mean that bonds didn't sell-off to new high yields. Democratic control of the house can't unwind the tax bill or the revenue shortfall (and increased Treasury issuance) created by policies that are already in place. Those headwinds will **continue to pose problems for rates**, in addition to plain old economic strength and the threat that inflation may eventually show up.

In terms of economic data, today is another dud. Sure, there are a few third tier reports, but they're far from market movers. Our **best bet** for calendar-related volatility is in the hour or two following the 30yr Bond auction at 1pm. The auction itself may not be a big market mover, but Treasury traders will have to turn their cards face up for the week after that, and sort out who needs what (and how badly they need it).

This process of redistribution following a Treasury auction can often cause a bit of volatility, but it's perhaps even more common for nothing at all to happen. In the bigger picture, I think the **bigger threat** and the bigger reason to avoid bigger moves is the prospect for wage growth to translate to an uptick in inflation. To that end, we get inflation data at the end of this week, but we'll also probably get some tune-out on the part of traders ahead of a 3-day weekend. With that in mind, next Wednesday's CPI data is looking more and more interesting when it comes to casting votes on the next major dose of bond market momentum.

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Responsive service, experienced expertise

I've dedicated my 26 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

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