



The Arizona Loan Baron

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A Message from The Arizona Loan Baron:

"Strong monthly jobs report = bond yields rising = mortgage rates higher today. On the bright side, we have a strong economy and rates are still very attractive. I'll take that all day."

ALERT: Strong NFP; Bond Yields Rising

- NFP 250k vs 190k forecast. Revisions roughly balanced
- Labor force participation 62.9 vs 62.7 (bad for bonds... more people working)
- Jobless rate 3.7 vs 3.7
- Wages y/y 3.1 vs 3.1 forecast

This is pretty unequivocally bad for bonds. Anywhere we could look for "yeah buts" to mitigate the negative impact of the data, we're coming up short. About the only "yeah but" available is that the 3.1% y/y average hourly earnings number--while the highest on record during the recovery from the Great Recession, was merely in line with analyst expectations. Still, that's precious little consolation.

10yr yields are up 3.8bps on the day at 3.1722 and Fannie 4.0 MBS are down nearly a quarter of a point at 99-29 (99.91).



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MBS & Treasury Market Data

	Price / Yield	Change
MBS UMBS 6.0	99.32	+0.03
MBS GNMA 6.0	100.14	+0.08
10 YR Treasury	4.6048	-0.0217
30 YR Treasury	4.7075	-0.0243

Pricing as of: 4/19 11:38AM EST

Average Mortgage Rates

	Rate	Change	Points
Mortgage News Daily			

30 Yr. Fixed	7.44%	+0.01	0.00
15 Yr. Fixed	6.85%	+0.01	0.00
30 Yr. FHA	6.92%	+0.02	0.00
30 Yr. Jumbo	7.62%	0.00	0.00
5/1 ARM	7.41%	+0.01	0.00

Freddie Mac

30 Yr. Fixed	7.10%	-0.34	0.00
15 Yr. Fixed	6.39%	-0.37	0.00

Mortgage Bankers Assoc.

30 Yr. Fixed	7.13%	+0.12	0.00
15 Yr. Fixed	6.64%	+0.18	0.64
30 Yr. FHA	6.90%	+0.10	0.99
30 Yr. Jumbo	7.40%	+0.27	0.46
5/1 ARM	6.52%	+0.11	0.60

Rates as of: 4/19

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The Arizona Loan Baron is at your service!

I would appreciate the opportunity to share with you my extensive mortgage lending experience. My client focused approach has allowed me to build long lasting relationships and partnerships throughout Arizona. I know this market. I live here and work here. Please allow me the opportunity to be your mortgage lending partner.

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