



Steve Chizmadia

Mortgage Advisor - MLO-244902, Home Loans With Steve
 NMLS ID: 1845124- CA BRE: 01524985 -
 141 Providence Road Charlotte, NC 28207

Office: (760) 715-9688
 Mobile: (760) 715-9688
steve@homeloanswithsteve.com
[View My Website](#)

Big (Bad) Week for Rates and CFPB Enforcement

This week was **staggeringly busy** on several fronts. Financial markets snapped back from a lull at the end of May, catapulting mortgage rates to new 2015 highs after Friday's Employment Situation Report. 30yr fixed rates are now well into the 4's, which is an abrupt move after being as low as 3.625% in April.

Before that, things were already off to a bad start as the week's economic data was generally strong (rates tend to rise when economic data is stronger than expected) and Fed speakers were generally more supportive of a rate hike in 2015.

Beyond the data, bigger-picture volatility continues to be **driven by European events**. While a lot of attention is paid to the possibility of a debt-restructuring for Greece, this is only a small part of the problem. The bigger issue is actually quite simple: market participants are concerned that early 2015 marked long term lows in European interest rates. In fact, they're concerned that too many investors were piled into the camp that had been pushing European rates and the European currency lower.

That fear was validated on Wednesday when **European Central Bank (ECB) President Draghi** passed up an opportunity to re-commit to his bond-buying timeline. Long story short, if European bond buying isn't a sure thing for a predetermined amount of time, a lot of investors will get rid of the bonds they were planning on selling to the ECB, and that's exactly what's been happening since late April. When investors are aggressively selling bonds, interest rates increase. A big enough move in Europe almost always translates to a similar, but smaller move in the US.

Friday's **employment data** was another vote for the same selling in bond markets. It was **much stronger** than expected, leading investors to conclude that a Fed rate hike would come sooner rather than later. While the Fed Funds Rate doesn't directly dictate mortgage rates, they are connected enough that we saw a significant move higher.

The **calendar of events** calms down significantly next week, but the following week brings an important Fed Announcement. Without much data to guide markets in the coming week, we could see another "lull" as markets prepare for an even bigger move in the following week.

National Average Mortgage Rates



	Rate	Change	Points
Mortgage News Daily			
30 Yr. Fixed	6.43%	+0.02	0.00
15 Yr. Fixed	5.95%	0.00	0.00
30 Yr. FHA	5.82%	+0.02	0.00
30 Yr. Jumbo	6.62%	0.00	0.00
5/1 ARM	6.28%	-0.01	0.00
Freddie Mac			
30 Yr. Fixed	6.35%	-0.51	0.00
15 Yr. Fixed	5.51%	-0.65	0.00

Rates as of: 8/30

Market Data

	Price / Yield	Change
MBS UMBS 5.0	99.37	+0.02
MBS GNMA 5.0	99.93	+0.02
10 YR Treasury	3.9068	+0.0029
30 YR Treasury	4.1960	+0.0028

Pricing as of: 9/1 7:34PM EST

Recent Housing Data

	Value	Change
Mortgage Apps	Aug 28 226.9	+0.49%
Building Permits	Mar 1.46M	-3.95%
Housing Starts	Mar 1.32M	-13.15%
New Home Sales	Mar 693K	+4.68%
Pending Home Sales	Feb 75.6	+1.75%
Existing Home Sales	Feb 3.97M	-0.75%
Builder Confidence	Mar 51	+6.25%

Subscribe to my newsletter online at: <http://mortgagenewsletter.net/homeloansbysteve>

Service oriented, responsive, competitive rates and an in depth knowledge of todays mortgage market

After completing my degree in finance at the University of Connecticut, I started in the mortgage business right out of college in 2004. With 15+ years of experience and a primary objective of thoroughly explaining all available loan options to my clients with what is typically the largest investment in their lives, I strive to always make myself available. I constantly educate myself with respect to the mortgage industry and underwriting guidelines for FHA, VA, conventional and jumbo financing. I deliver on the expectations discussed up front and provide the service level my clients deserve from day one. I will remain in touch throughout the process and continue to follow up with you after closing. My goal is to wow you and turn you into clients for life. I want you to be so impressed that throughout and after the process you share my information with your friends, family, neighbors and co-workers who may value from my services.

Steve Chizmadia

