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The Week Ahead: Minimal Impact From Stimulus Passage; What is "The Hitch?"

Over the past 3-4 months, the prospect of fiscal stimulus has done major damage to the bond market. It wouldn't have been a surprise to see more weakness this morning due to the confirmation that the full \$1.9 trillion made it through the senate (which is as good as full passage because the senate was the only real hurdle to clear).

Indeed, there was some weakness in the belly of the yield curve that some traders are chalking up to stimulus, but if that's the case, it's barely noticeable as the domestic session gets underway. The real issue is that yields are not stampeding lower after Friday's drama. The more time we spend in this new, higher yield range, the more we're confirming its validity.

What's the new, higher yield range? It's still being defined, but here's a sobering factoid: for 7 straight trading days (since Feb 25th), 10yr yields have been unable to even attempt a break below 1.38%--one of several technical levels we've been tracking recently. The next higher rung on the ladder is 1.44+, a level that was based on past precedent, but that also turned out to be relevant at the end of last week.

The past precedent in question is due to 1.44's role as the lower boundary of the "hitch" zone discussed a few weeks ago. The "hitch" refers to a corrective consolidation (yields pushing back in the other direction in a narrowing pattern after a big, sustained move) that interrupts an even bigger overall move. It's like a lightning bolt shape.

The hitch signifies a trading range that was extremely important/pivotal at the time. It also happens to coincide with the past 3 instances of all-time lows. While those lows have been in the 1.3's, sellers start to get antsy as soon as yields get under 1.5%. Covid obviously changed that, but with covid hopefully en route to eventual containment, markets must wonder if the 1.3-1.5 floor area will be a thing again. At the very least, the late 2019 "hitch" provides some context for where we should see things level off for the current sell-off.

MBS & Treasury Market Data

	Price / Yield	Change
MBS UMBS 5.0	99.35	-0.16
MBS GNMA 5.0	99.91	-0.04
10 YR Treasury	3.9039	+0.0424
30 YR Treasury	4.1932	+0.0468

Pricing as of: 8/30 5:59PM EST



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
Mortgage Bankers Assoc.			
30 Yr. Fixed	6.44%	-0.06	0.54
15 Yr. Fixed	5.88%	-0.16	0.68
30 Yr. FHA	6.36%	-0.06	0.85
30 Yr. Jumbo	6.75%	+0.07	0.39
5/1 ARM	5.98%	-0.27	0.65

Rates as of: 8/30



Considering the top of the hitch zone is 1.95, that's not really saying much. So the more important role becomes one of identifying a friendly shift in the event of a break below 1.44+%. With yields closer to 1.60% this morning, that would be a solid goal for the entire week. Much may depend on how the auction cycle goes with 3, 10, and 30yr Treasuries scheduled at 1pm on Tue-Thu respectively.

We'll get 3 readings on inflation this week as well (CPI Wed, PPI and Consumer Inflation Expectations on Fri), but short of a massive surprise, it's still a tall order for inflation data to have a big influence. Traders know it's coming, and we need to make it through the next 3-4 months of highly distorted data before assessing the real inflationary impact of the unprecedented stimulus cocktail (monetary from the Fed + Fiscal via covid relief).

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Service oriented, responsive, competitive rates and an in depth knowledge of today's 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.

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