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Rates at 2-Month Highs; Big Changes For Investor/2nd Home Loans

Mortgage rates ended the week at the **highest** levels in roughly 2 months as investors moved to the sidelines ahead of next week's Fed announcement.

In other words, investors sold bonds (among other things) and in the bond market, selling pressure means lower prices and higher rates, all other things being equal.

Despite the poor finish, things **started** out well enough. The Consumer Price Index (CPI), a key inflation report, came out lower than expected on Tuesday. With inflation being an important consideration for the bond market at the moment, the reaction was obvious. Unfortunately, it was also short-lived.



If we add S&P futures to the chart above, we can see that stocks were also generally moving to the sidelines (i.e. **more sellers** than buyers).

National Average Mortgage Rates



	Rate	Change	Points
Mortgage News Daily			
30 Yr. Fixed	6.86%	-0.05	0.00
15 Yr. Fixed	6.31%	-0.02	0.00
30 Yr. FHA	6.32%	-0.06	0.00
30 Yr. Jumbo	7.04%	-0.03	0.00
5/1 ARM	6.53%	-0.02	0.00

Freddie Mac

30 Yr. Fixed	6.78%	-0.08	0.00
15 Yr. Fixed	6.07%	-0.09	0.00

Rates as of: 7/26

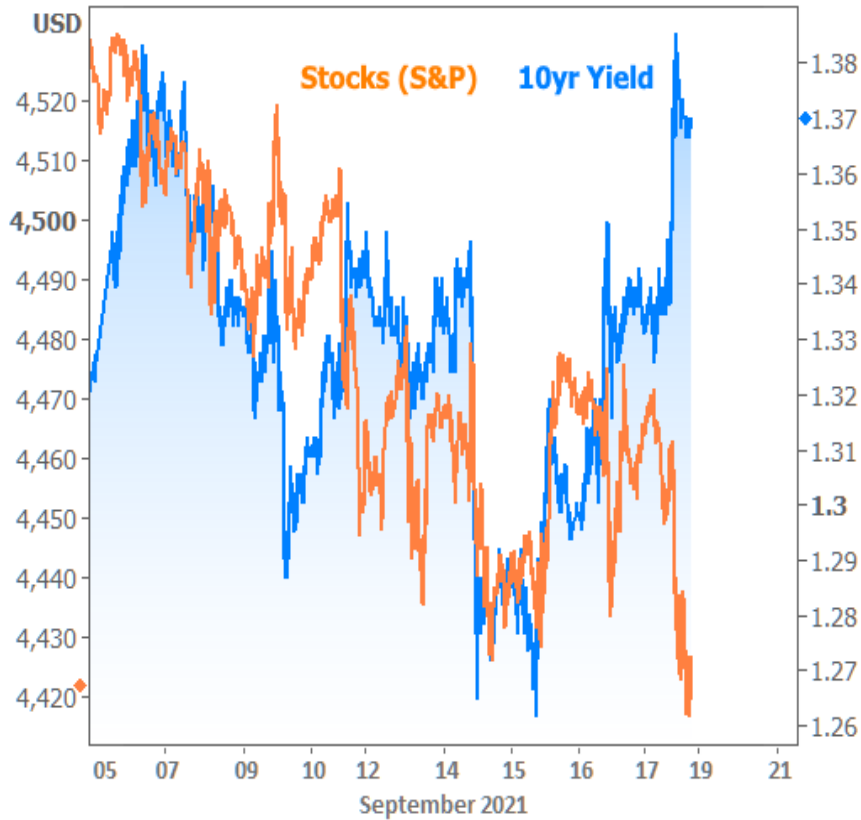
Market Data

	Price / Yield	Change
MBS UMBS 5.5	99.68	+0.27
MBS GNMA 5.5	99.98	+0.13
10 YR Treasury	4.1958	-0.0474
30 YR Treasury	4.4523	-0.0305

Pricing as of: 7/26 5:59PM EST

Recent Housing Data

		Value	Change
Mortgage Apps	Jul 10	206.1	-0.19%
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%



While there is never one singular motivation for stocks and bonds, they definitely share a concern for Fed policy. With next week bringing an **important** policy announcement from the Fed, it would make sense to see investors circling the wagons in preparation.

With a specific eye on the bond market, this preparation has arguably been going on for some time. The result is the consolidation pattern seen in the following chart. The green line simply marks the calendar date of next week's Fed announcement.



In the chart above, the inception of the pattern is **no coincidence**. It began after the strong jobs report in early August. The labor market is a key consideration for the Fed, and some Fed members were on record saying it would only take one more report like the one in early August to justify a shift toward tighter policy (i.e. not good for rates).

The next report arrived on September 3rd and once again, rates pushed up to the near-term **ceiling** marked by 10yr Treasury yields in the 1.37-1.38 range. Now at the end of this week, we're back at the same ceiling levels.

Bonds haven't been eager to break that ceiling because the conditions that warrant more austerity from the Fed **haven't been met yet**. Chair Powell has said on many occasions that the labor market has more progress to make before the Fed will begin to taper its rate-friendly bond purchases.

In addition, the Fed would like to see how covid and the economy are interacting after the start of the new school year, and it's **just a bit too soon** to draw any sweeping conclusions.

The longer-term chart conveys the sense of limbo for rates (10yr Treasury yields are widely used as a benchmark for other rates like mortgages). They're neither in the ultra-low zone associated with the first year of the pandemic, nor are they back into the pre-covid range. That said, they're **likely to pick a side** in the coming weeks--perhaps as early as next week.



In other news this week, the FHFA and Treasury made a **big announcement** that affects certain mortgage scenarios. This goes back to earlier changes that we discussed in previous newsletters [HERE](#) and [HERE](#). The biggest impacts were seen in loans for investment properties and 2nd homes.

To make a **long story** short, the regulatory changes (which forced many lenders to raise rates significantly for those loans) have been rescinded for at least a year. The implication is that those lenders can begin lowering the cost for those loans. The timing and magnitude of that process will vary depending on the lender. Either way, please be sure to note that this does not impact a vast majority of mortgages tied to owner-occupied properties.

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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.

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