

## Jason Sims

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**From:** Jason Sims  
**Sent:** Monday, March 08, 2010 3:00 PM  
**To:** Jason Sims  
**Subject:** Guaranteed Rate Newsletter from Jason Sims

# Guaranteed Rate Report



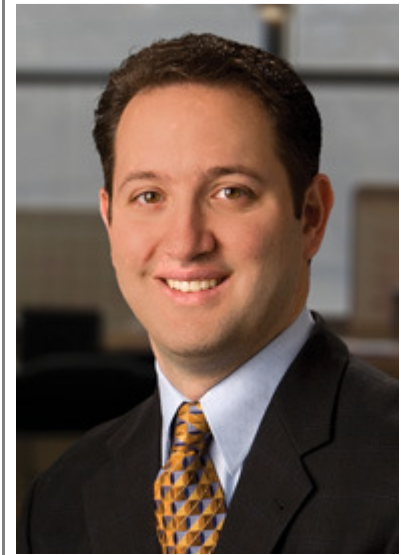
## Mortgage News and Commentary

Last week saw mortgage rates holding relatively steady even though the first-of-the-month cascade of data revealed a bit more hope for the budding economic recovery. The ISM Manufacturing Index expanded for the seventh straight month, but at a slower pace than previously noted before. Dipping to 56.5, February's reading was slightly lower than most economists' predictions. The ISM Non-Manufacturing Index rose to 53% during the month of February. Up from January's 50.5%, last month's index was the best reading seen since December 2007. Both of the ISM surveys and a few other indices are starting to show some signs that we may see increases in employment in the next few months.

This week is lighter in terms of economic news, but retail sales data is due. With consumer moods darkening some, a drop in sales could help hold rates down.

Rates* as of March 8th, 2010 - 12:30PM CST		
Program	Rate	APR
30 Yr Fixed Conforming	5.000	5.043
15 Yr Fixed Conforming	4.375	4.444
5 Yr ARM Conforming	3.750	3.288
5 Yr I/O ARM Conforming	4.000	3.980

\*Assumptions: Conforming Loan Amount \$400K / LTV 75%; Purchase; Primary residence; Existing Single Family Home; State of Illinois; Escrow; 25 Day Lock; 15 days Pre-Paid Interest. Standard Lending fee of \$1120.00. No points for home purchases or refinancing; applies only to fully documented Conforming and Jumbo 15 year and 30 year fixed rate first mortgages up to a maximum loan amount of \$650,000. These interest rates are as of March 8, 2010 - 12:30PM CST and are subject to change due to market conditions. Please call for current rates.



## Jason Sims

Vice President of Business Development

**Call Today:**

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<b>Gross Domestic Product</b> 26-Feb ▲ %pt Chg 5.9 3.7 <i>Economy Growing</i>	<b>Consumer Confidence</b> 23-Feb ▼ pt Chg 46.0 10.5 <i>Confidence Retreating</i>	<b>Housing Starts</b> 20-Jan ▼ % Chg 577K 4.0% <i>Slowing Stabilizing</i>
<b>Unemployment Rate</b> 5-Mar ↔ %pt Chg 9.7% 0.3 <i>Unemployment Stabilizing</i>	<b>US Retail Sales</b> 12-Feb ▲ % Chg 355.8b 0.5% <i>Sales Stabilizing</i>	<b>Existing Home Sales</b> 26-Feb ▼ % Chg 5.05m 7.2% <i>Sales Slowing</i>
<b>Leading Indicators (LEI)</b> 18-Feb ▲ % Chg 107.4 0.3 <i>Economy Stabilizing</i>	<b>Manufacturing Activity</b> 1-Mar ▼ pt Chg 56.5 1.9 <i>Manufacturing Expanding</i>	<b>New Home Sales</b> 24-Feb ▼ % Chg 309K 11.2% <i>Sales Slowing</i>

Rates & Indexes		Dow Jones	10,566.20	NASDAQ	2,238.26
1 Yr T-Bill	0.340%	NYSE	7,035.04	S&P 500	1,104.49
12 Mn Libor	0.851%	Dow Jones			
6 Mo Libor	0.390%				
11 <sup>th</sup> D. COFI	1.786%				
Prime	3.250%				

### This Week's Top Economic Reports and Events

Report/Event	Date	Prior	Est.	Impact
<b>Wholesale Inventories</b>	3/10	-0.8%	0.2%	<b>Limited</b>
If inventories do grow, we could see some very small downward pressure on rates, as future manufacturing could be slightly reduced.				
<b>Weekly Jobless Claims</b>	3/11	469K	460K	<b>Limited</b>
After last week's monthly employment data, a big unexpected drop in claims could set off a chain of events that could pressure rates upward.				
<b>International Trade Balance</b>	3/11	-40.2B	-41.0B	<b>Limited</b>
If the trade gap widens more than expected, we could see some limited downward pressure on mortgage rates as the week winds down.				
<b>Retail Sales</b>	3/12	0.5%	0.2%	<b>Significant</b>
We've seen a few unexpected increases in sales recently, another one would be economically positive, but rates would probably push upward.				

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