



Linda's Mortgage Update

The fastest, simplest, most convenient way home!

**Week of
May 10,
2009**

**Mortgage
Market
Commentary**

While there is no question that we are in a recession, the market has become quite optimistic recently. The rate of economic deterioration is slowing for many economic indicators, including fewer jobs being lost last month. Housing and the mortgage market are also showing some signs of nearing bottom, and in some areas, positive signs are beginning to appear. With all of the leaks over the last few weeks, there was little surprise when the results of the nation's largest banks' "stress tests" were released. Some banks still need to raise some capital, while others had satisfactory reserves.

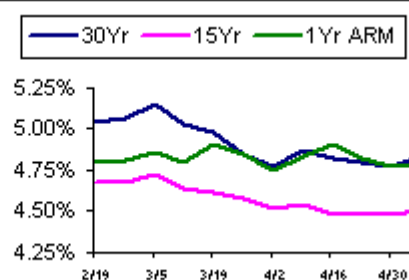
While there are a number of significant items this week, mortgage rates are likely to remain in a very tight range. With all of the government intervention in the mortgage market, the pressure is relatively high for rates to remain low and stable. However, once there is some consensus that the market is ready to stage a recovery, it is very likely that market pressure will return to a greater level of influence in pushing mortgage rates up and down, with a high likelihood of rates moving upward.

Mortgage Rates

**Freddie Mac's
Primary Mortgage Market Survey**

	May 7		4/30/09
30 Year Fixed	4.84%	▲	4.78%
15 Year Fixed	4.51%	▲	4.48%
One Year ARM	4.78%	▲	4.77%

For more information visit www.FreddieMac.com



Rates & Indexes

1 Yr T-Bill	0.500%
12 Mn Libor	1.781%
6 Mo Libor	1.463%
11 th D. COFI	1.627%
Prime	3.250%
Fed Fund	0.250%

Economic Snapshot

Gross Domestic Product

29-Apr ▲ %pt Chg
-6.1% 0.2
Economy Shrinking

Consumer Confidence

28-Apr ▲ pt Chg
39.2 12.3
Confidence Improving

Housing Starts

16-Apr ▼ % Chg
510K 10.8%
Slowing Growth

Dow Jones

8,574.65

NASDAQ

1,739.00

NYSE

6,000.39

S&P 500

929.23

Dow Jones



Unemployment Rate

8-May ▲ %pt Chg
8.9% 0.4
Unemployment Growing

US Retail Sales

14-Apr ▼ % Chg
344.4b 1.1%
Slowing Growth

Existing Home Sales

23-Apr ▼ % Chg
4.57m 3.0%
Slowing Growth

Leading Indicators (LEI)

20-Apr ▼ % Chg
98.1 0.3
Slowing Growth

Manufacturing Activity

1-May ▲ pt Chg
40.1 3.8
Manufacturing Contracting

New Home Sales

24-Apr ▼ % Chg
356K 60.0%
Slowing Growth

Worth Remembering



Assert your right to make a few mistakes. If people can't accept your imperfections, that's their fault.

Dr. David M. Burns

Linda Hancock

850-747-1620 Cell

850-747-1650 Fax

Linda.Hancock@mortgagefamily.com