



Linda's Mortgage Update

The fastest, simplest, most convenient way home!

**Week of
June 07,
2009**

**Mortgage
Market
Commentary**

Economic news continues to provide hints that we may be nearing the low point of this recession. Both ISM indices both ticked higher, and while the unemployment rate did climb to 9.4%, the number of jobs lost in May fell unexpectedly to 345,000. Unfortunately for mortgage shoppers, that meant that rates continued to climb higher. In addition to money moving out of the relative security of government bonds, which pushed rates up, mortgage rates were pressured higher by the knowledge that once the economy starts to recover, the federal government's programs to keep mortgage rates low will begin to be scaled back, allowing mortgage rates to climb.

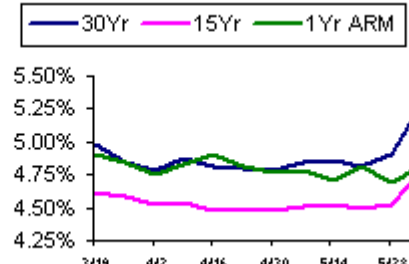
We may see mortgage rates pushing higher again this week if retail sales come in higher than the 0.3% expected. With consumer attitudes improving, a jump in sales could provide some additional hope that economic recovery could begin in 2009. While the labor market is struggling, another decrease in ongoing weekly claims this week could push rates even higher.

Mortgage Rates

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

	<u>June 4</u>		<u>5/28/09</u>
30 Year Fixed	5.29%	▲	4.91%
15 Year Fixed	4.79%	▲	4.53%
One Year ARM	4.81%	▲	4.69%

For more information visit www.FreddieMac.com



Rates & Indexes

1 Yr T-Bill	0.490%
12 Mn Libor	1.598%
6 Mo Libor	1.204%
11 th D. COFI	1.380%
Prime	3.250%
Fed Fund	0.250%

Economic Snapshot

Gross Domestic Product

29-May ▲ %pt Chg
-5.7% 0.6
Economy Shrinking

Consumer Confidence

26-May ▲ pt Chg
54.9 14.1
Confidence Improving

Housing Starts

19-May ▼ % Chg
458K 12.8%
Slowing Growth

Dow Jones

8,763.13

NASDAQ

1,849.42

NYSE

8,763.13

S&P 500

940.09

Dow Jones



Unemployment Rate

5-Jun ▲ %pt Chg
9.4% 0.5
Unemployment Growing

US Retail Sales

14-Apr ▼ % Chg
337.7b 0.4%
Slowing Growth

Existing Home Sales

27-May ▲ % Chg
4.68m 2.9%
Slowing Growth

Leading Indicators (LEI)

21-May ▲ % Chg
99.0 1.0
Slowing Growth

Manufacturing Activity

1-Jun ▲ pt Chg
42.8 2.7
Manufacturing Contracting

New Home Sales

28-May ▲ % Chg
352K 0.3%
Slowing Growth

Worth Remembering



When you dance, your purpose is not to get to a certain place on the floor. It's to enjoy each step along the way.

Wayne Dyer

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