



Linda's Mortgage Update

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**Week of
Feb. 14,
2010**

**Mortgage
Market
Commentary**

Mortgage rates continue to remain at their current low levels, which is a huge benefit to consumers, as the economy continues to show more and more signs of recovery strength. Retail Sales posted a 0.5% increase last month. Removing volatile auto and energy elements revealed a core increase of 0.6% for the month. Freddie and Fannie announced last week that they would be speeding up their purchases of poorly- or non-performing loans from investors. Purchasing these securities will cost the government less than advancing payments on the non-performing loans to investors. The move has sparked a debate on how this will ultimately impact mortgage rates. With so many unknowns in the market right now, mortgage rates could stay put, or could shoot upward.

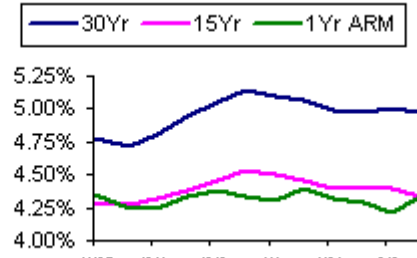
This week has some very important economic data for markets to digest, with Industrial Production and both Consumer and Producer Price Indices due. With some occasional signs of inflation, an unexpected increase in the CPI could break rates out of their recent holding pattern.

Mortgage Rates

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

	February 11		2/4/10
30 Year Fixed	4.97%	▼	5.01%
15 Year Fixed	4.34%	▼	4.40%
One Year ARM	4.33%	▲	4.22%

For more information visit www.FreddieMac.com



Rates & Indexes

1 Yr T-Bill	0.330%
12 Mn Libor	0.854%
6 Mo Libor	0.388%
11 th D. COFI	1.828%
Prime	3.250%
Fed Fund	0.250%

Economic Snapshot

Gross Domestic Product

29-Jan	▲	%pt Chg
5.7		3.5
<i>Economy Growing</i>		

Consumer Confidence

26-Jan	▲	pt Chg
55.9		2.3
<i>Confidence Tentative</i>		

Housing Starts

20-Jan	▼	% Chg
577K		4.0%
<i>Slowing Stabilizing</i>		

Dow Jones	10,099.14	NASDAQ	2,183.53
NYSE	6,874.56	S&P 500	1,075.51

Unemployment Rate

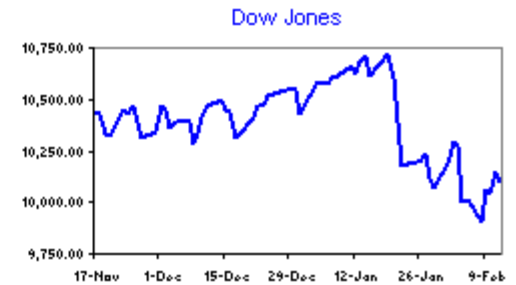
5-Feb	▼	%pt Chg
9.7%		0.3
<i>Unemployment Stabilizing</i>		

US Retail Sales

12-Feb	▲	% Chg
355.8b		0.5%
<i>Sales Stabilizing</i>		

Existing Home Sales

25-Jan	▼	% Chg
5.45m		16.7%
<i>Sales Stabilizing</i>		



Leading Indicators (LEI)

21-Jan	▲	% Chg
106.4		1.1
<i>Economy Stabilizing</i>		

Manufacturing Activity

1-Feb	▲	pt Chg
58.4		2.5
<i>Manufacturing Expanding</i>		

New Home Sales

27-Jan	▼	% Chg
342K		7.6%
<i>Sales Stabilizing</i>		

Worth Remembering



It is good to dream, but it is better to dream and work. Faith is mighty, but action with faith is mightier.

Thomas Robert Gaines

Linda Hancock

850-747-1620 Cell

850-747-1650 Fax

Linda.Hancock@mortgagefamily.com