



Linda's Mortgage Update

The fastest, simplest, most convenient way home!

**Week of
April 25,
2010**

**Mortgage
Market
Commentary**

Mortgage rates moved little last week, even as economic data released during the week was slightly better than expected. Optimism that the economy may be getting some solid footing and moving from a technical recovery to a more broad-based recovery seems to be growing. The two largest areas that continue to hold out are the housing and employment markets. Last week, both new and existing home sales moved higher than expected. However, the expiring tax credit may be the reason for the underlying improvement. It will be a few months before we know for sure whether housing is really starting to improve, or is still struggling mightily.

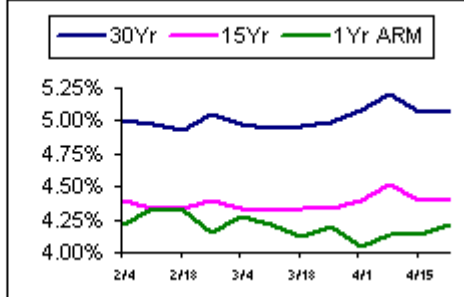
This week is packed with important items for financial markets. We'll get our first look at first quarter GDP numbers, two important consumer attitude surveys, and the Fed meets again. While rates are unlikely to be changed, analysts will scour the announcement looking for clues as to when rates could be lifted. The closer that event appears, the more likely that mortgage rates will go up.

Mortgage Rates

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

	<u>April 22</u>		<u>4/15/10</u>
30 Year Fixed	5.07%	↔	5.07%
15 Year Fixed	4.39%	▼	4.40%
One Year ARM	4.22%	▲	4.13%

For more information visit www.FreddieMac.com



Rates & Indexes

1 Yr T-Bill	0.440%
12 Mn Libor	0.979%
6 Mo Libor	0.493%
11 th D. COFI	1.614%
Prime	3.250%
Fed Fund	0.250%

Economic Snapshot

Gross Domestic Product

26-Mar	▲	%pt Chg
5.6		3.4
<i>Economy Growing</i>		

Consumer Confidence

30-Mar	▲	pt Chg
52.5		6.1
<i>Confidence Improving</i>		

Housing Starts

16-Apr	▲	% Chg
626K		1.6%
<i>Slowing Stabilizing</i>		

Dow Jones 11,204.28 **NASDAQ** 2,530.15

NYSE 7,701.61 **S&P 500** 1,217.28

Dow Jones



Unemployment Rate

2-Apr	↔	%pt Chg
9.7%		0.3
<i>Unemployment Stabilizing</i>		

US Retail Sales

15-Apr	▲	% Chg
363.2b		1.6%
<i>Sales Stabilizing</i>		

Existing Home Sales

22-Apr	▲	% Chg
5.35m		6.8%
<i>Sales Slowing</i>		

Leading Indicators (LEI)

19-Apr	▲	% Chg
109.6		1.4
<i>Economy Stabilizing</i>		

Manufacturing Activity

1-Mar	▲	pt Chg
59.6		3.1
<i>Manufacturing Expanding</i>		

New Home Sales

23-Apr	▲	% Chg
411K		26.9%
<i>Slowing Stabilizing</i>		

Worth Remembering



If you would convince a man that he does wrong, do right. Men will believe what they see.

Henry David Thoreau

Linda Hancock

850-747-1620 Cell

850-747-1650 Fax

Linda.Hancock@mortgagefamily.com