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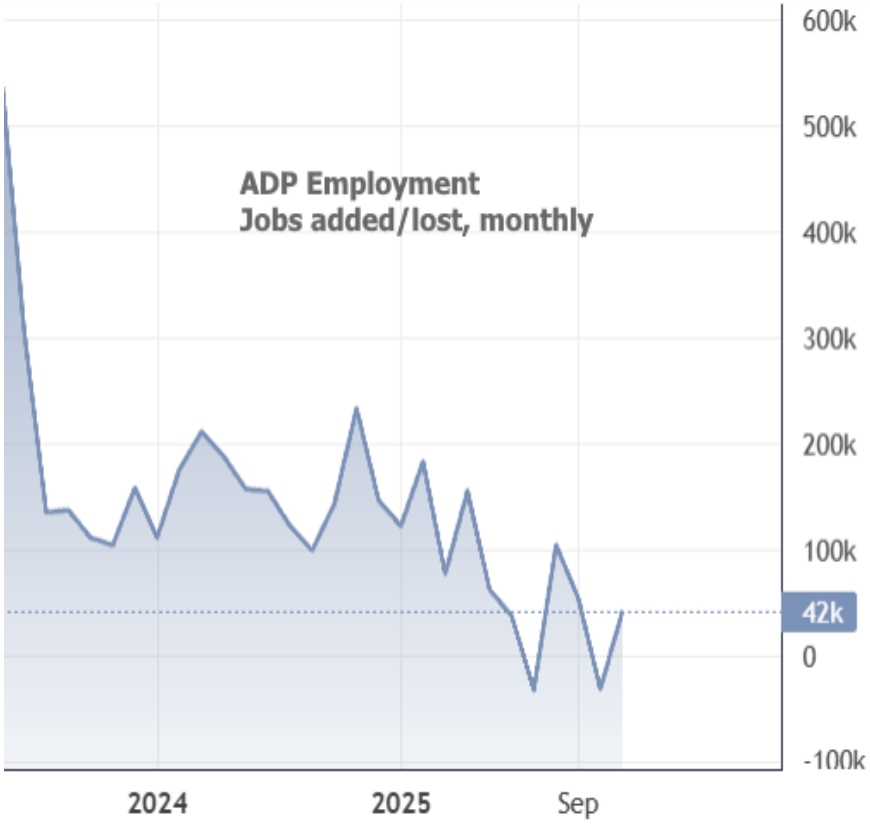
A Rare Week of Data Brings Friends and Foes For Rates

Rates are dictated by bonds and bonds take cues from economic data. But during the shutdown, the most important data has been on hold. This week brought a rare concentration of non-government data to help bridge the gap and bonds were more than willing to respond.

Almost all the volatility transpired on Wednesday and Thursday surrounding a few key reports. Wednesday's ADP employment was first up, and while the overall job count remains in lower territory, it moved out of negative territory at a faster pace than the market expected.



Later that morning, The Institute for Supply Management (ISM) released its services sector index. Along with ADP, this report has influence even when we're not in a shutdown. When it's stronger than expected, bond yields and rates often move higher. This particular installment was **unequivocally higher**—especially the component that tracks "new orders" (3rd highest reading in more than 2 years).

National Average Mortgage Rates



Mortgage News Daily	Rate	Change	Points
30YR Fixed	7.33%	-0.12	0.00
15YR Fixed	6.89%	-0.10	0.00
30YR FHA	6.95%	-0.10	0.00
30YR Jumbo	7.44%	-0.06	0.00
7/6 SOFR	6.81%	-0.19	0.00
30YR VA	6.97%	-0.10	0.00

Rates as of: 11/20

MBS and Treasury

	Price / Yield	Change
MBS UMBS 6.0	99.51	+0.41
10 YR Treasury	4.9403	-0.1033
30 YR Treasury	5.3324	-0.0738

Pricing as of: 11/20 5:59PM EST

Recent Housing Data

		Value	Change
Mortgage Apps	Nov 11	199.8	-2.35%
Building Permits	Oct	1.3M	-7.5%
Housing Starts	Oct	1.31M	+7.21%
New Home Sales	Sep	676K	-1.17%
Pending Home Sales	Oct	63	-4.69%
Existing Home Sales	Oct	3.99M	+0.25%
Builder Confidence	Nov	25	-13.79%

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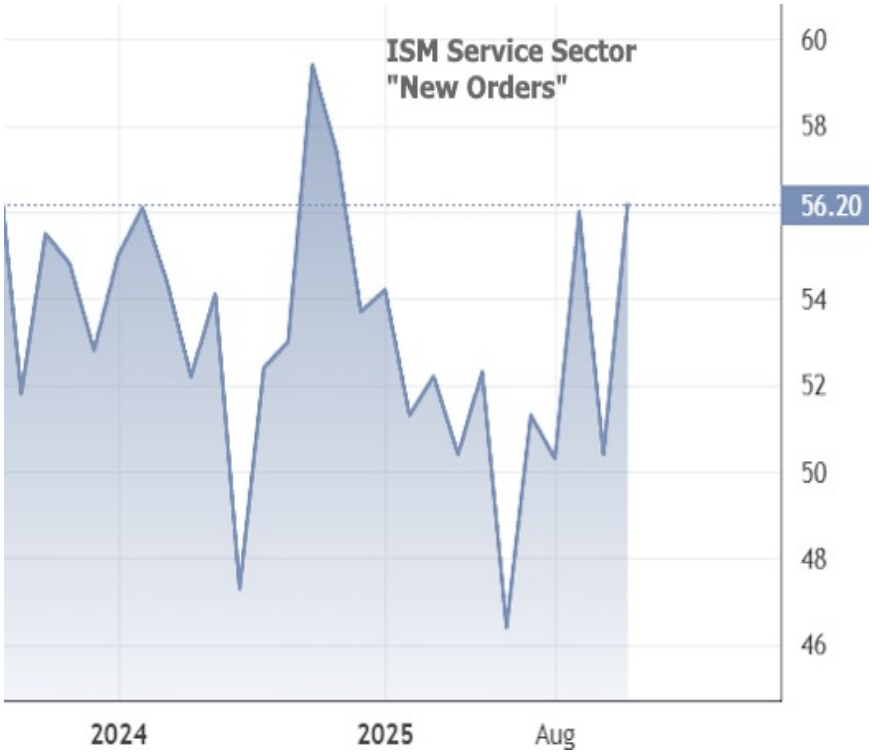
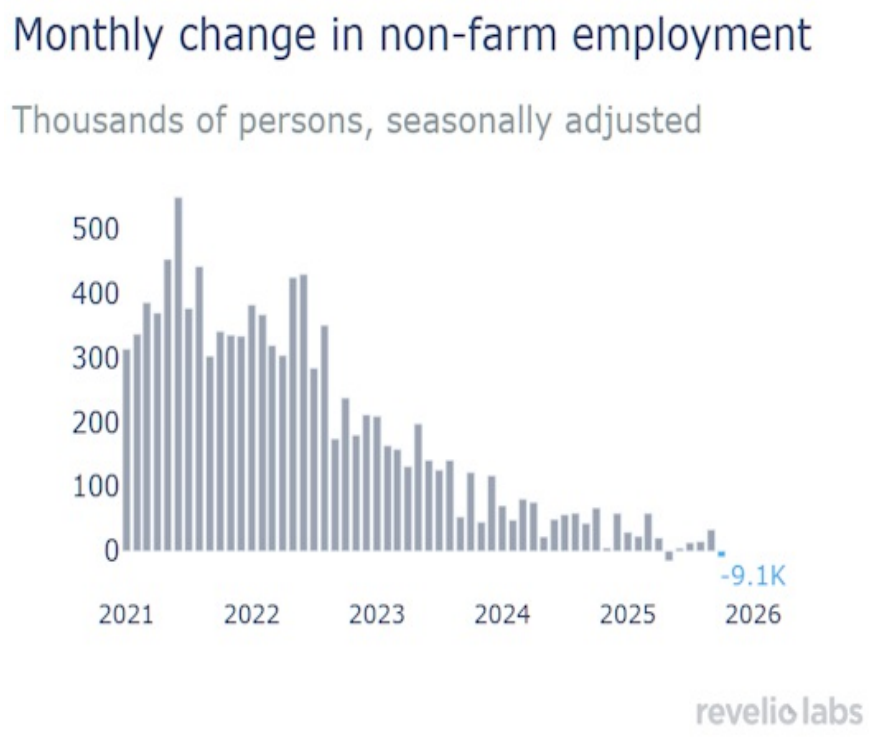


That duo of stronger reports was responsible for rates rising to their **highest levels in nearly a month** by mid-week, but subsequent data pushed back in the other direction. Thursday morning brought a report from Revelio—a firm that has created a synthetic job count from a diverse array of aggregated data. Were it not for the shutdown, many market participants would still have never heard about this report, but in this environment, it proved to be a surprisingly relevant ingredient in Thursday's momentum.

Unlike ADP, Revelio suggested a **modest decrease** in the monthly job count in October.



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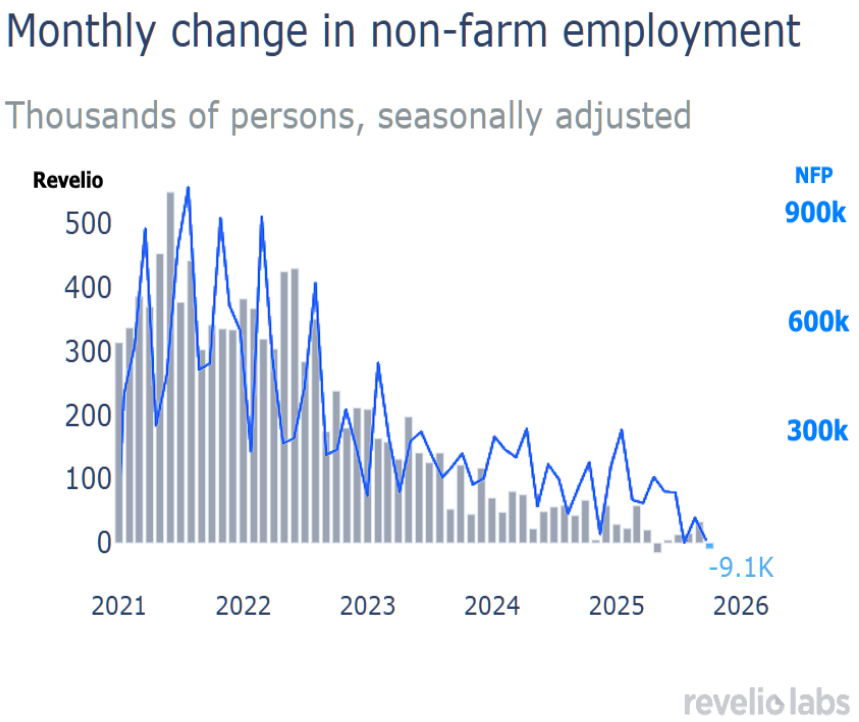
For those curious how well this data tracks with the all-important nonfarm payroll (NFP) number from the U.S. government, the following chart overlays the two:



The following morning, weaker Consumer Sentiment data helped solidify the bond market's push back against Wednesday's weakness. The survey showed the **lowest opinion of "current conditions" in its 70+ year history.**



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The following chart illustrates the bond market's reaction to all of the reports discussed above. 10yr Treasury yields are the most common benchmark for longer-term consumer rates (like mortgages).



Bottom line: rates took 2 steps higher and 2 steps back thanks to the data.

Special note on credit score changes

News is making the rounds at the end of the week regarding Fannie Mae removing its minimum credit score requirement. In some circles, this sparked a perfect storm of misunderstanding. This does not mean that those with credit scores under 620 will now magically qualify for conventional loans. It also doesn't do anything to alter the **steep price penalties** that exist on loans with low scores.

For all practical purposes, it's an operational change that will apply to an incredibly small subset of prospective borrowers. A vast majority of borrowers with sub-620 credit scores will still be unable to qualify for conventional financing. The only change will be the reasons for denial.

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Recent Economic Data

Date	Event	Actual	Forecast	Prior
Monday, Nov 03				
10:00AM	Oct ISM Manufacturing PMI	48.7	49.5	49.1
Wednesday, Nov 05				
7:00AM	Oct/31 MBA Refi Index	1290.8		1327.8
7:00AM	Oct/31 MBA Purchase Index	163.3		164.3
10:00AM	Oct ISM N-Mfg PMI	52.4	50.8	50.0
10:00AM	Oct ISM Services New Orders	56.2	51.0	50.4

Event Importance:

No Stars = Insignificant
☆ Low
★ Moderate
★★ Important
★★ Very Important

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Date	Event	Actual	Forecast	Prior
Friday, Nov 07				
10:00AM	Nov U Mich conditions	52.3	59.2	58.6
10:00AM	Nov Consumer Sentiment (ip)	50.3	53.2	53.6
Monday, Nov 10				
1:00PM	3-Yr Note Auction (bl)	58		
Tuesday, Nov 11				
12:00AM	Veterans Day			
Thursday, Nov 13				
1:00PM	30-Year Bond Auction	4.694%		4.734%
Monday, Jan 12				
1:00PM	10-yr Note Auction (bl)	39		

Who is Mid Valley Financial?

Since 1985, Mid Valley Financial has been a trusted partner for complex real estate financing solutions. We specialize in handling unique and challenging loan scenarios, including those with non-traditional income or asset documentation. Our expertise in hard money and private money lending offers quick funding and flexible terms for real estate investors, business owners, and agricultural operators. Whether you need funds for purchasing, renovating, or refinancing properties, our experienced team is here to help.

Beyond hard money lending, we offer a comprehensive suite of competitively priced home loan options, including conventional, FHA, VA, and jumbo loans. So whether you are a first-time homebuyer, looking to secure the family estate or vacation property, or have unique financial circumstances, our experienced team can help you find the best solution.

Our commitment to exceptional customer service and innovative financing solutions has made us one of the leading direct lenders and mortgage brokers in the California real estate market. With a proven track record of success and a focus on building long-term relationships, we're here to help you achieve your financial goals.

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EQUAL HOUSING LENDER

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