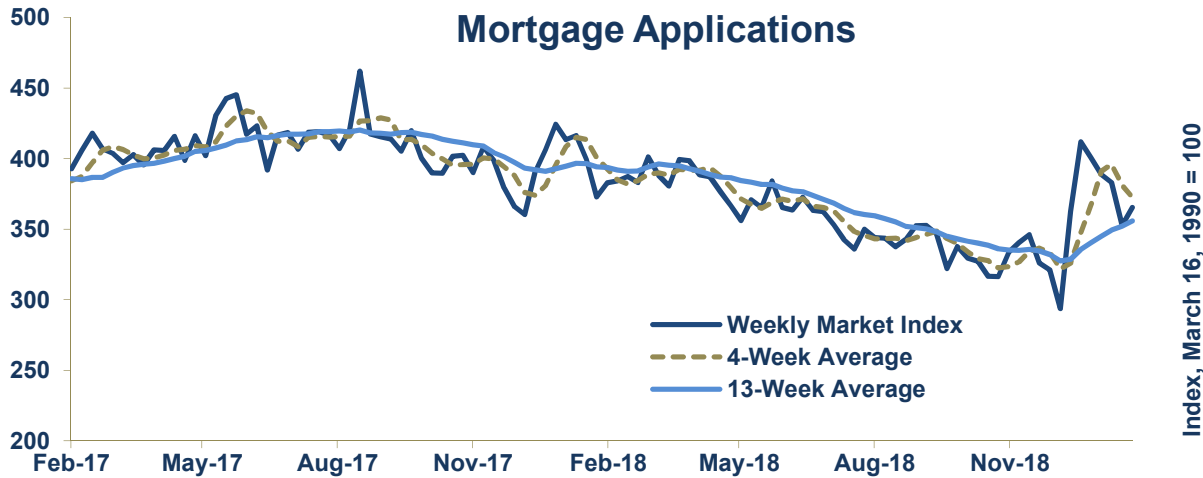


## Rates Up , Mortgage Applications Increase

### Mortgage Bankers Association Mortgage Loan Applications



MBA Survey	
Total	365.3
Purchase	232.7
Refinance	1,084.4
Mortgage Rates	
30-Yr FRM	4.66%
15-Yr FRM	4.04%

Index, March 16, 1990 = 100

The MBA Mortgage Applications Index ROSE by 3.6% during the week ended February 15 to 365.3, modestly above its 13 week average of 355.8 but 2.0% BELOW its year ago level.

The Purchase Index ROSE by 1.7% to 232.7, modestly below its 13 week average of 248.9 but 3.2% ABOVE its year ago level.

The Refinance Index ROSE by 6.4% to 1,084. Despite this increase, refinancing activity is sharply above its 13 week average of 950 but 8.3% BELOW its year ago level.

Contract Mortgage Rates were MIXED with the 30-year fixed rate increasing by 1 bp to 4.66% and with the 15-year fixed rate was unchanged by 0 bp to 4.04%.

**Bottom Line:** Mortgage applications rose just slightly last week as the 30-year mortgage rate held near 4.65%, about 20bps below year-end levels. On a trend basis the purchase applications continue to bear watching as they have accelerated modestly higher this year. However, the strength we saw earlier this year as rates dipped back below 5% seems to have lost some momentum, even as rates have fallen further. The trend in refinancing remains down with volumes extremely muted, despite a slight bounce in the last week. Overall, mortgage purchase applications remain the segment to watch - for now the strength we saw earlier in the year is abating a bit but bears watching.

	15-Feb	8-Feb	1-Feb	25-Jan	18-Jan	11-Jan	4-Jan	28-Dec	21-Dec	13 Wk Avg	Year Ago
<b>Market Index</b>	<b>365.3</b>	<b>352.6</b>	<b>383.1</b>	<b>388.7</b>	<b>400.6</b>	<b>411.8</b>	<b>362.7</b>	<b>293.8</b>	<b>321.2</b>	<b>355.8</b>	<b>372.9</b>
<b>Percent Change</b>	<b>3.6</b>	<b>-6.9</b>	<b>-2.5</b>	<b>-3.0</b>	<b>-2.7</b>	<b>13.5</b>	<b>23.5</b>	<b>-8.5</b>	<b>-1.4</b>	<b>2.7</b>	<b>-2.0</b>
<i>Non-seasonally Adj. % Chg</i>	<i>6.7</i>	<i>-3.6</i>	<i>12.4</i>	<i>-9.9</i>						<i>25.6</i>	<i>-2.3</i>
<b>Purchase Index</b>	<b>232.7</b>	<b>228.9</b>	<b>254.0</b>	<b>266.2</b>	<b>272.5</b>	<b>278.5</b>	<b>255.2</b>	<b>219.0</b>	<b>236.9</b>	<b>248.9</b>	<b>225.5</b>
<b>Percent Change</b>	<b>1.7</b>	<b>-9.9</b>	<b>-4.6</b>	<b>-2.3</b>	<b>-2.2</b>	<b>9.1</b>	<b>16.5</b>	<b>-7.6</b>	<b>-0.7</b>	<b>-6.5</b>	<b>3.2</b>
<b>Refinancing Index</b>	<b>1,084</b>	<b>1,019</b>	<b>1,077</b>	<b>1,050</b>	<b>1,111</b>	<b>1,172</b>	<b>988</b>	<b>730</b>	<b>816</b>	<b>950</b>	<b>1,183</b>
<b>Percent Change</b>	<b>6.4</b>	<b>-5.4</b>	<b>2.6</b>	<b>-5.5</b>	<b>-5.3</b>	<b>18.7</b>	<b>35.3</b>	<b>-10.6</b>	<b>-1.9</b>	<b>14.1</b>	<b>-8.3</b>
<b>Refinance % of Total</b>	<b>41.7</b>	<b>41.8</b>	<b>41.6</b>	<b>42.0</b>	<b>44.5</b>	<b>46.8</b>	<b>45.8</b>	<b>42.7</b>	<b>43.6</b>	<b>42.6</b>	<b>44.4</b>
	<b>-0.2</b>	<b>0.5</b>	<b>-1.0</b>	<b>-5.6</b>	<b>-4.9</b>	<b>2.2</b>	<b>7.3</b>	<b>-2.1</b>	<b>0.2</b>	<b>-2.1</b>	<b>-6.1</b>
<b>% of ARMs</b>	<b>7.7</b>	<b>7.7</b>	<b>7.8</b>	<b>7.9</b>	<b>8.3</b>	<b>9.2</b>	<b>8.4</b>	<b>7.6</b>	<b>7.6</b>	<b>7.9</b>	<b>6.4</b>
<b>30-Year Fixed Rate</b>	<b>4.66</b>	<b>4.65</b>	<b>4.69</b>	<b>4.76</b>	<b>4.75</b>	<b>4.74</b>	<b>4.74</b>	<b>4.84</b>	<b>4.86</b>	<b>4.83</b>	<b>4.64</b>
<b>15-Year Fixed Rate</b>	<b>4.04</b>	<b>4.04</b>	<b>4.11</b>	<b>4.16</b>	<b>4.12</b>	<b>4.13</b>	<b>4.16</b>	<b>4.25</b>	<b>4.31</b>	<b>4.24</b>	<b>4.02</b>
<b>5-Year ARM on 30-Year</b>	<b>4.00</b>	<b>3.97</b>	<b>4.04</b>	<b>4.14</b>	<b>4.12</b>	<b>4.08</b>	<b>4.05</b>	<b>4.16</b>	<b>4.23</b>	<b>4.14</b>	<b>3.72</b>

Source: Mortgage Bankers Association via Bloomberg. Our calculations.

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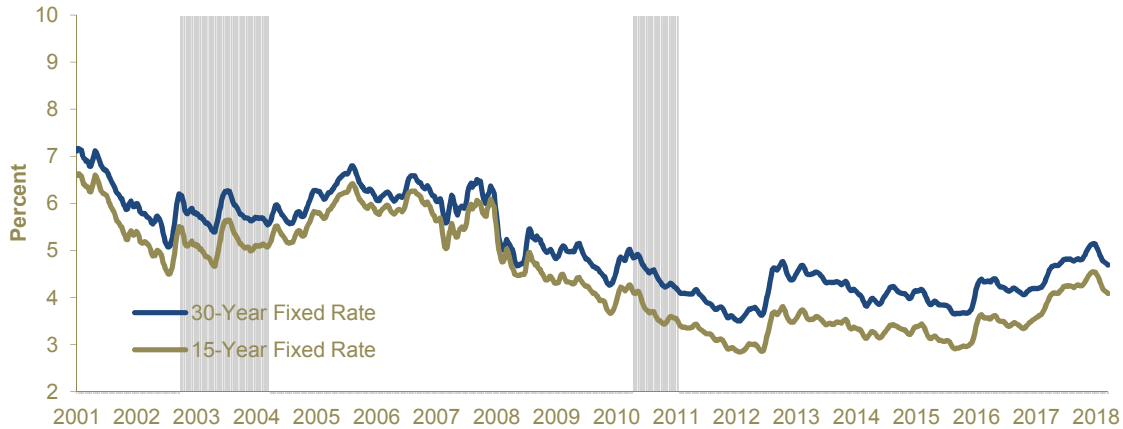
## Rates Up , Mortgage Applications Increase

### Mortgage Bankers Association Mortgage Loan Applications

#### Mortgage Interest Rates

4-Week Average

30-Year Fixed Rate, 15-Year Fixed Rate



#### Purchase Index

4-Week Average



#### Refinancing Index

4-Week Average

