



# DAILY MARKET BRIEFING:

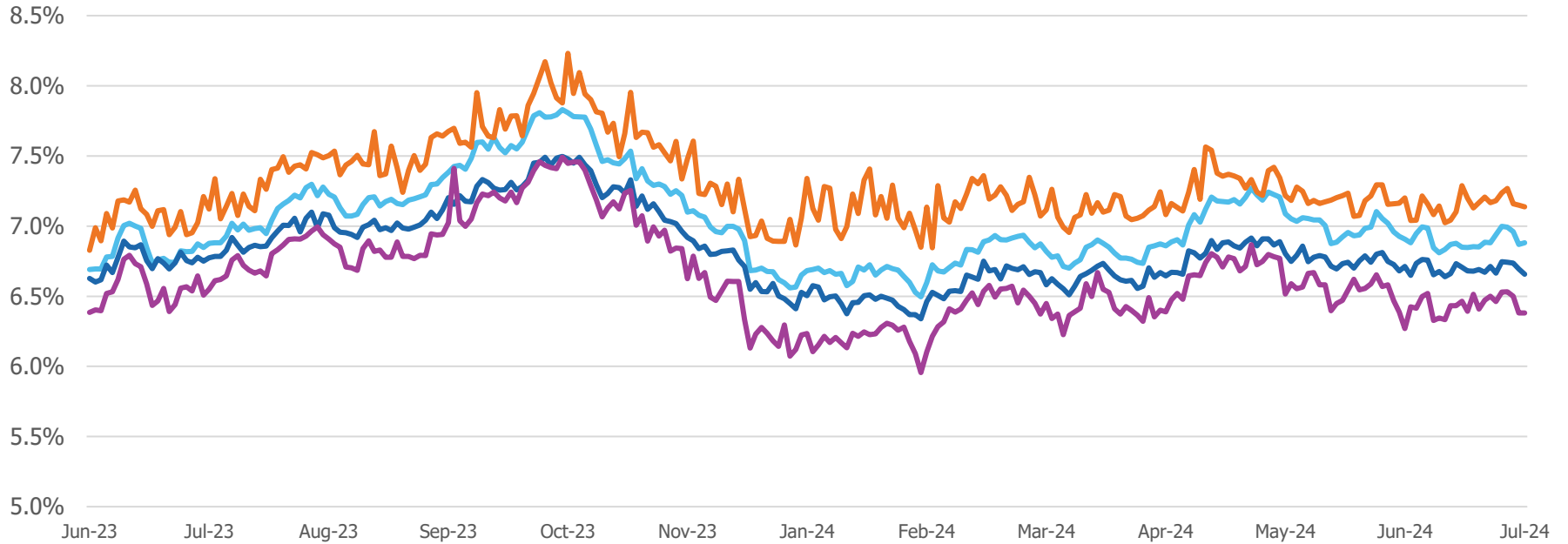
## Mortgage Trends & Rate Activity





Prepared July 10, 2024

(Data as of July 9)

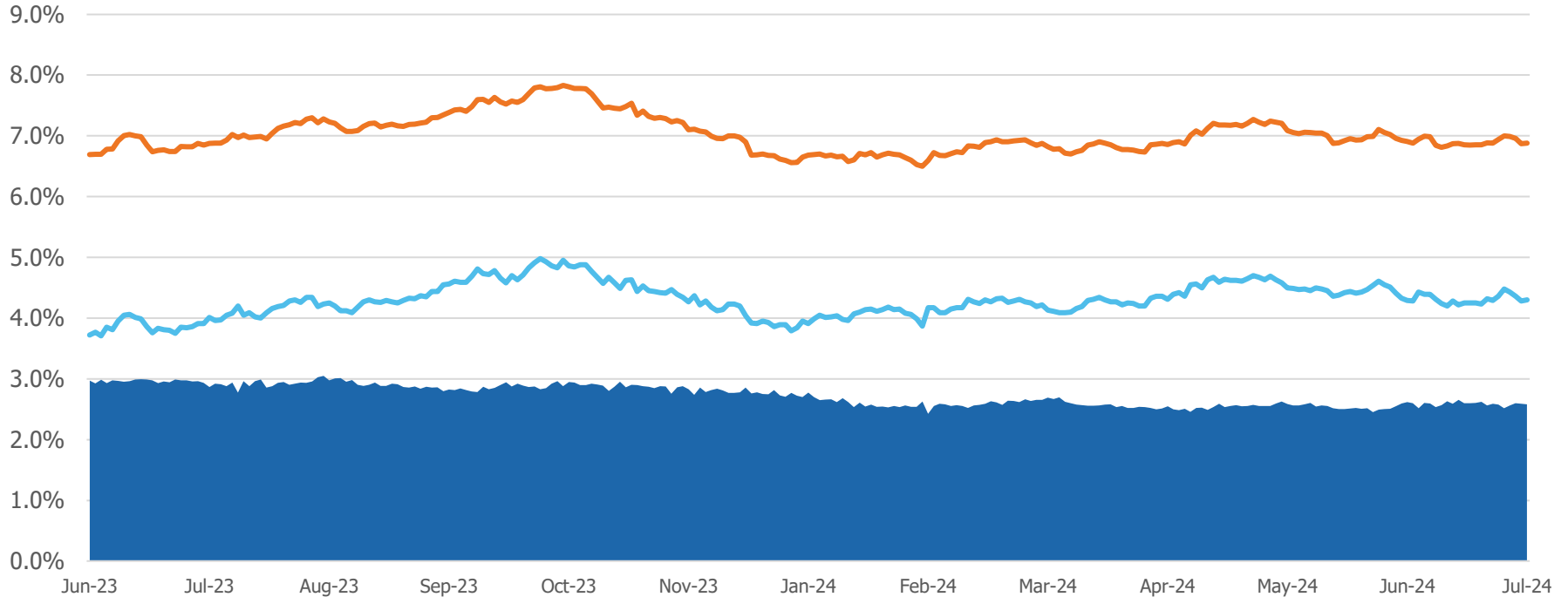





# MARKET RATE INDICES



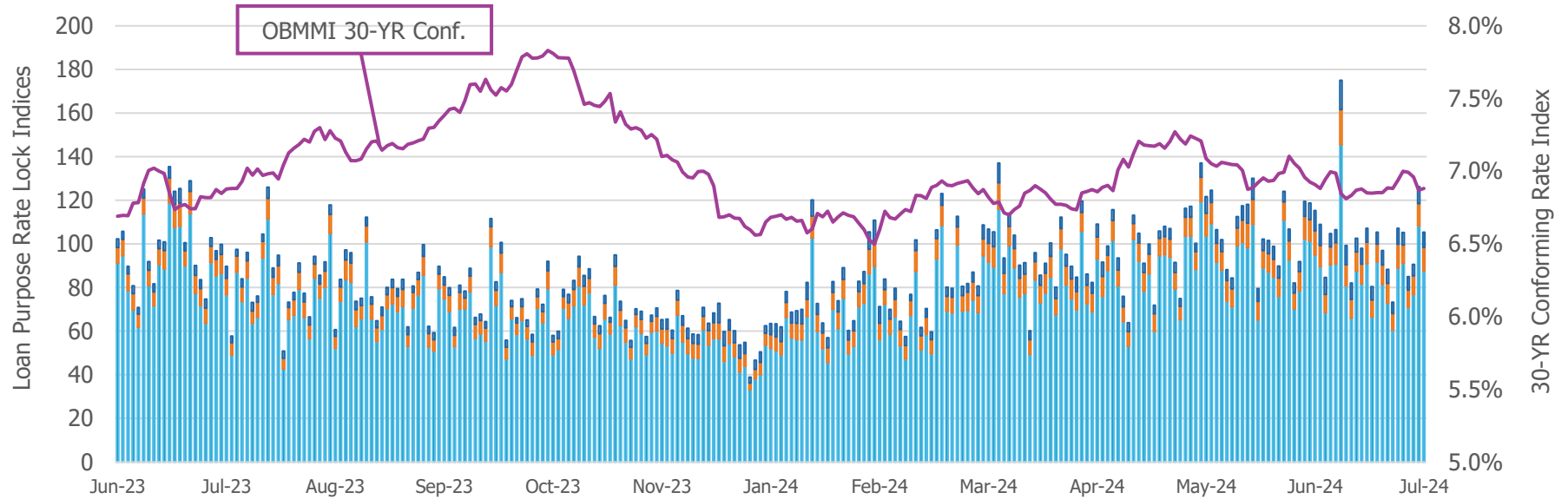
Market Index	Current Rate	1-Day Delta	7-Day Delta	4-Week Delta
 30 YR Conforming	6.88%	1 bps	(6 bps)	0 bps
 30 YR Jumbo	7.14%	(1 bps)	(4 bps)	10 bps
 30 YR FHA	6.66%	(4 bps)	(1 bps)	1 bps
 30 YR VA	6.38%	0 bps	(8 bps)	(4 bps)

# 30-YR CONFORMING TO 10-YR TREASURY RATE SPREAD



Market Index	Current Value	1-Day Delta	7-Day Delta	4-Week Delta
 10-YR Treasury	4.30%	2 bps	(6 bps)	2 bps
 30-YR Conforming	6.88%	1 bps	(6 bps)	0 bps
 10-YR to 30-YR Spread	2.58%	(1 bps)	bps	(2 bps)

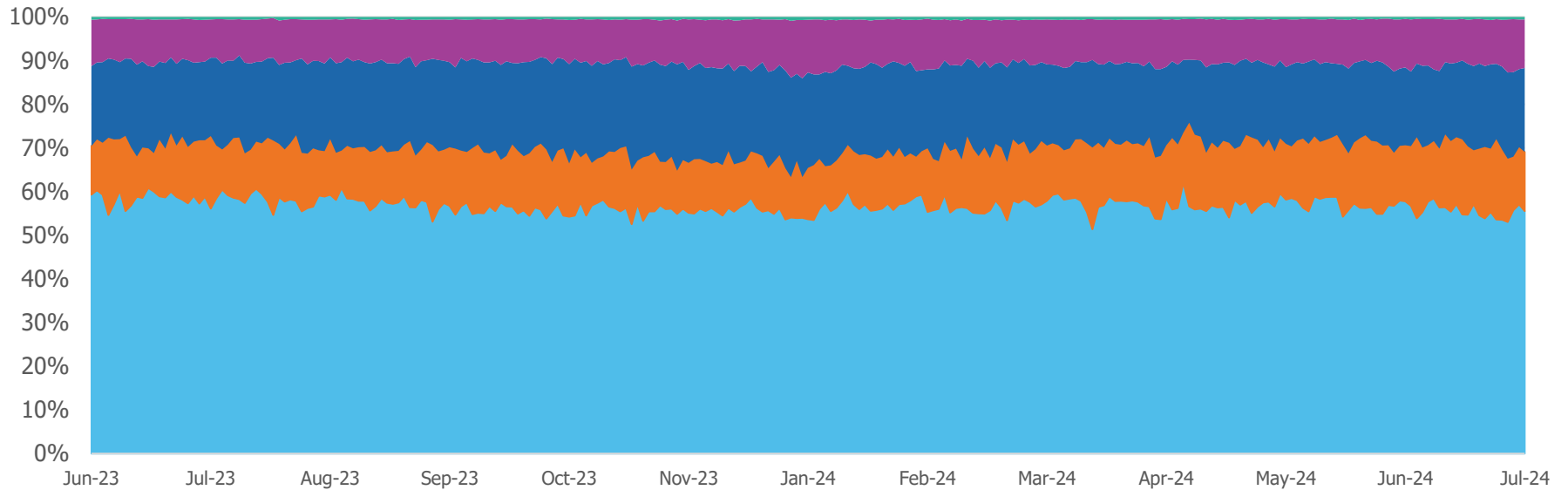
# RATE LOCK VOLUME BY LOAN PURPOSE



Market Volume Index <small>(Total Volume indexed to 100 on 1/2/2020)</small>	Current Value	1-Day % Change	7-Day % Change	4-Week % Change
<span style="color: #00AEEF;">■</span> Purchase	88	(19.0%)	(1.4%)	(2.1%)
<span style="color: #FF8C00;">■</span> Cash-out Refinance	11	5.2%	(2.9%)	9.6%
<span style="color: #0056B3;">■</span> Rate-Term Refinance	7	(10.0%)	(2.9%)	(27.3%)
<span style="color: #00AEEF;">■</span> Total	105	(16.5%)	(1.6%)	(3.2%)
Refinance Share*	16.7%	257 bps	(23 bps)	(100 bps)

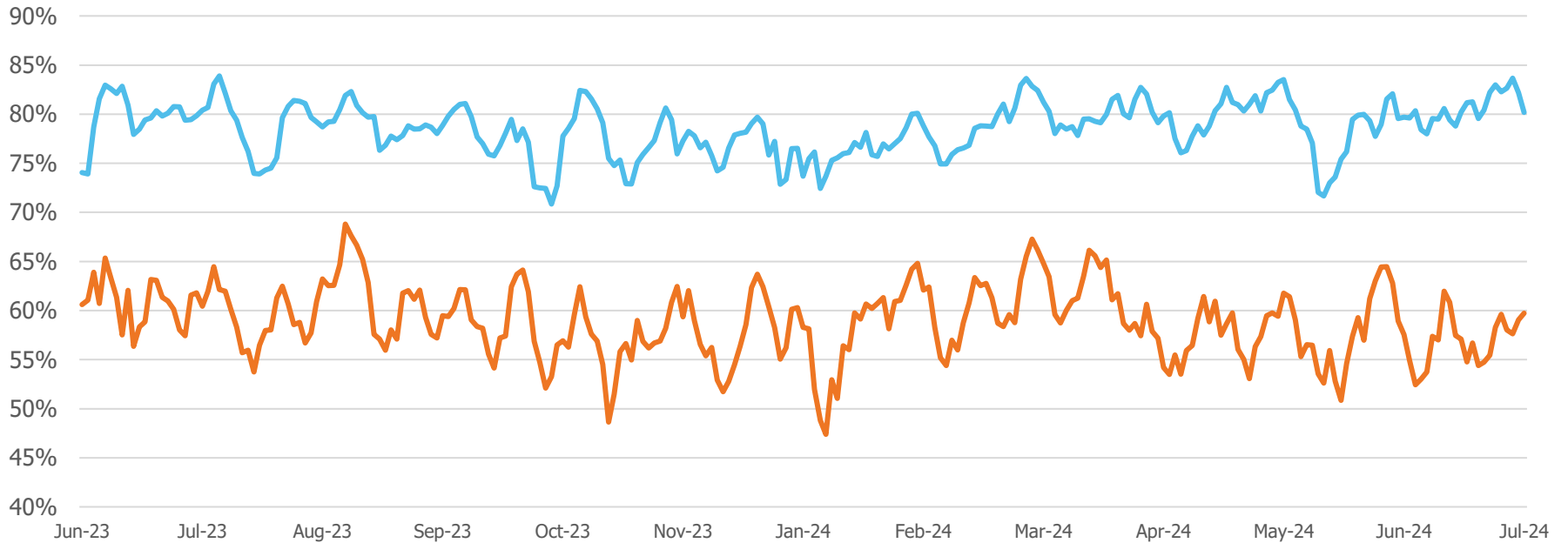
\*Refinance Share changes reflect inter-period delta

# MIX OF BUSINESS BY LOAN PRODUCT



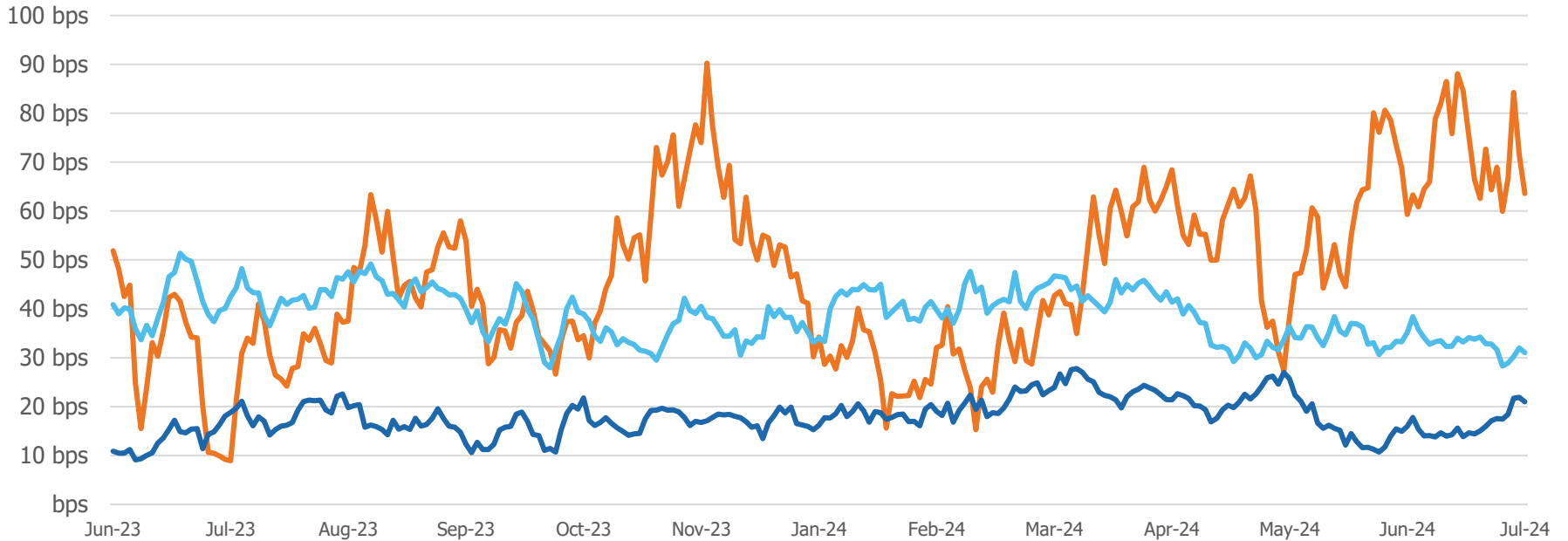
Loan Product Mix	Current Value	1-Day Delta	7-Day Delta	4-Week Delta
Conforming	55.5%	(155 bps)	192 bps	(121 bps)
Non-Conforming	13.6%	46 bps	(484 bps)	(9 bps)
FHA	19.2%	136 bps	196 bps	213 bps
VA	11.1%	(28 bps)	89 bps	(85 bps)
USDA	0.6%	1 bps	7 bps	3 bps

# PURCHASE & REFINANCE PULL-THROUGH RATES



Pull-through Rate (5-Day Moving Average)	Current Rate	1-Day Delta	7-Day Delta	4-Week Delta
<span style="color: blue;">—</span> Purchase Pull-through	80.2%	(199 bps)	(279 bps)	57 bps
<span style="color: orange;">—</span> Refi Pull-through	59.7%	68 bps	143 bps	481 bps

# BEST EFFORTS TO MANDATORY DELIVERY SPREADS



Best Efforts vs. Mandatory (5-Day Moving Average)	Current Spread	1-Day Delta	7-Day Delta	4-Week Delta
<span style="color: #00AEEF;">—</span> 30-YR Conforming	31 bps	(1 bps)	(1 bps)	(7 bps)
<span style="color: #E67E22;">—</span> 15-YR Conforming	64 bps	(8 bps)	(5 bps)	0 bps
<span style="color: #0056B3;">—</span> 30-YR Government	21 bps	(1 bps)	3 bps	3 bps

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