



Patti Morris' Weekly Mortgage Update

Same Day Loan Decisions

Week of
Jan. 29,
2012

Mortgage Market Commentary

The Federal Reserve took center stage last week following through with its commitment to become more transparent. The Fed has revealed that it intends to keep rates "extraordinarily low" for a longer period than thought, potentially through 2014. Additionally, the Fed has now officially stated that it will use an inflation target to help control monetary policy. Following the Fed's announcement, Fed Chair Bernanke revealed that the Fed is considering a QE3, potentially later this year. Mortgage rates had been on the rise, until this statement, which many interpreted as the Fed showing signs that it has significant concerns about the overall state of the economic recovery.

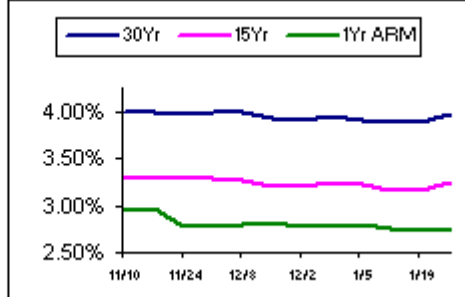
This week is jam packed with economic news and data for markets to digest. We have both ISM Indices due, Consumer Confidence, and the monthly employment data. Should any of these reports reveal signs of economic slowing, mortgage rates are likely to move back toward record lows. However, a week of positive economic data could nudge rates just slightly higher at the week's end.

Mortgage Rates

Freddie Mac's Primary Mortgage Market Survey

	January 26	1/19/12
30 Year Fixed	3.98% ▲	3.88%
15 Year Fixed	3.24% ▲	3.17%
One Year ARM	2.74% ↔	2.74%

For more information visit www.FreddieMac.com



Rates & Indexes

1 Yr T-Bill	0.110%
12 Mn Libor	1.099%
6 Mo Libor	0.785%
11 th D. COFI	1.201%
Prime	3.250%
Fed Fund	0.250%

Economic Snapshot

Gross Domestic Product

27-Jan	▲	%pt Chg
2.8	▲	1.5
<i>Economy Growing</i>		

Consumer Confidence

27-Dec	▲	pt Chg
64.5	▲	9.3
<i>Confidence Improving</i>		

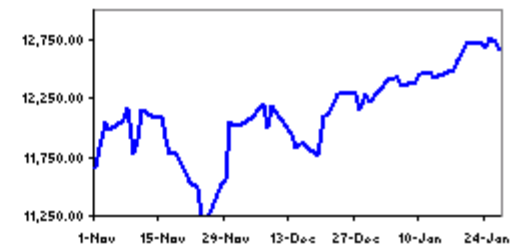
Housing Starts

19-Jan	▼	% Chg
657K	▼	4.1%
<i>Starts Slowing</i>		

Dow Jones 12,660.46 **NASDAQ** 2,816.55

NYSE 7,876.61 **S&P 500** 1,316.33

Dow Jones



Unemployment Rate

6-Jan	▼	%pt Chg
8.5%	▼	0.1
<i>Unemployment Stable</i>		

US Retail Sales

12-Jan	▲	% Chg
400.6	▲	0.1%
<i>Sales Growing</i>		

Existing Home Sales

20-Jan	▲	% Chg
4.61m	▲	5.0%
<i>Sales Increasing</i>		

Leading Indicators (LEI)

26-Jan	▲	% Chg
94.3	▲	0.4
<i>Improving Economy</i>		

Manufacturing Activity

3-Jan	▲	pt Chg
53.9	▲	1.2
<i>Manufacturing Expanding</i>		

New Home Sales

26-Jan	▼	% Chg
307K	▼	2.2%
<i>Sales Steady</i>		

Bonehead of the Week

A "too dumb to be a criminal" bonehead award goes to Jarvis Guthrie in Orange Park, FL. Jacksonville Police Officer Garret Osilka was awakened about 3:00 am in the morning by loud noises outside his home. When he heard someone trying to force their way through his front door, Osilka sprang into action. A surprised Guthrie was met by a very angry Osilka, and a brief struggle ensued. Unsurprisingly, Osilka was able to restrain Guthrie, and hold him until local authorities arrived. - UPI



Four to the door™
The four-step mortgage program



*Mortgage terms are subject to qualification, receipt of satisfactory appraisal, and verification of income, asset and debt information provided by the customer.

Mortgage Services

386-679-1940

Patti.Morris@mortgagefamily.com