

MORTGAGE RATE WATCH

Daily Coverage. Industry Leading Perspective.

A message from Nickolas Inhelder:

We Make Home Happen.™

Our goal is simple:

To help every family we serve get to “Yes.”

Yes to the loan that unlocks the joy of home ownership.

Yes to the lending solution that meets every client’s unique needs and wants.

That’s why we dedicate our every resource to serve as your personal guide through the lending process, solving problems, building confidence. Aslan has access to every lending option leading to the purchase or refinance of a residential home loan.

This is more than work for us. It is our unique joy in this life to share our collective skill, creativity, and care to bring you and your family right to where you belong.

Let’s make home happen.

CONTACT ME TODAY



Nickolas Inhelder

Mortgage Broker, In Clear
To Close - InCTC LLC

www.AslanHLC.com

P: (720) 446-8778

M: (858) 229-9533

nick@incleartoclose.com

1777 S. Harrison St.

Denver CO 80210

2037157 - CO, FL

2656899 - AL, CO, FL, SD



Mortgage Rates Near 1-Year Highs

Interest rates are based on bonds. Because the bonds underlying the average mortgage are fixed rate, inflation is the enemy. Imagine you're an investor fronting the money for a fixed-rate mortgage. You know your schedule of payments from day one. Let's say the payment is \$5 or enough to buy a dozen eggs.

Now let's say inflation raises the price of those eggs to \$7. You're still only receiving \$5 because you invested in a fixed-rate loan. Because of this dynamic, when inflation fears increase, investors demand higher rates of return.

We're dealing with two inflation threats right now: one is specific and one is general. The specific threat is that of elevated fuel prices stemming from the Iran war. As the fighting picked back up in July, so have rates. Today's war headlines were just the latest addition to the growing problem.

The general threat is a broad array of other prices in the marketplace that aren't directly impacted by fuel or tariffs. Fed governor Waller spoke about this additional inflation today and said that if it was high enough according to this week's inflation data (tomorrow and Wednesday) that the Fed could consider hiking rates as soon as this month.

So on the one hand, rates were already under pressure from the steady increase in fuel prices in recent days. Waller's comments added additional pressure.

The result is a top-tier, 30yr fixed rate that has returned to 6.75% for the average lender. This matches the high seen on May 19th, and you'd have to go back more than 11 months to see anything higher.

