

MARKET SUMMARY

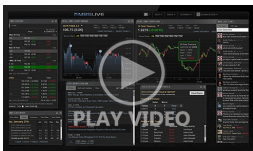
Complete Recap of Today's Market Activity

Empty Calendar Leaves Focus on War Headlines

Market Summary: Friday, July 10, 2026 - 3:32PM

The entire week has been a study in the rekindled love affair between bond yields and oil prices. The latter is fairly flat versus yesterday's latest levels, so it's no surprise to see bonds in the same position. Without anything of note on the econ calendar today, there's no reason to expect any catalyst to have more potential impact than war-related headlines and oil prices. That said, we've certainly seen bonds hesitate to follow oil prices lower at times. There's a faint whiff of that dislocation in early trading.

Latest Video Analysis



Slightly Stronger But There's a Catch



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MBS & Treasury Markets

| | | | | | | |
|----------|-------|-------|------|--------|---------|----------------------|
| UMBS 5.0 | 97.58 | -0.12 | 10YR | 4.564% | +0.010% | 7/10/2026 1:29PM EST |
|----------|-------|-------|------|--------|---------|----------------------|

Down an Eighth From AM Plateau

MBS are now down an eighth of a point on the day and an eighth from the price plateau seen during many lenders' rate sheet print times.

As such, the jumpier lenders are now on the threshold of considering negative reprices.

10yr yields are up 1bp at 4.562. There is no specific news or data underlying the selling and the change is very small in the big picture.

MBS MORNING: Empty Calendar Leaves Focus on War Headlines

MBS MORNING: Oil and Yields Starting Out Slightly Lower

Today's Mortgage Rates

30YR Fixed 6.64% -0.01%

15YR Fixed 6.19% -0.01% 7/10/2026

Mortgage Rates End Week Roughly Unchanged

Rates are based on bonds and bonds have been taking cues from oil prices this week. Oil was flat overnight, bringing bonds along for the sideways ride. As such, the average mortgage lender began the day almost perfectly in line with yesterday's latest levels.

All that having been said, bonds experienced some of their own weakness in the afternoon, independent from oil prices (which continued sideways to slightly lower). Some mortgage lenders may choose to raise rates a bit before the end of businesses. Those who don't will instead have to adjust for this market movement on Monday morning (assuming bonds don't change much by then).

[thirtyyearmortgagerates]

Economic Calendar

Last Week

This Week

Next Week

| Time | Event | Actual | Forecast | Prior |
|-----------------------|-------------------------|--------|----------|---------|
| Friday, Jul 10 | | | | |
| 12:00AM | Roll Date - UMBS 30YR | | | |
| Monday, Jul 13 | | | | |
| 5:25AM | Fed Bowman Speech ☆ | | | |
| 12:30PM | Fed Waller Speech ☆ | | | |
| 2:00PM | Jun Federal budget (bl) | | | \$-293B |