MARKET SUMMARY

Complete Recap of Today's Market Activity

Oil and Waller Double Whammy

Market Summary: Monday, July 13, 2026 - 10:38PM

Inflation concern is back on the menu for the bond market. Part of the concern is being fueled by fuel prices as the Iran war seems to be back on. We already spent most of last week tracking the reconnection between bond yields and oil prices. And while today would technically fit that narrative if you don't use a microscope, the afternoon selling happened in bonds well before the afternoon surge in oil prices. Credit for that goes to comments from Fed Governor Waller who spoke plainly about inflation risks and the possibility that the Fed could consider a hike in 2 weeks if incoming inflation data is higher than expected. Bonds aren't quite back to the their weakest levels from mid-May, but mortgage rates matched May's high after today's mid-day reprices.

Grace Modern Mortgage

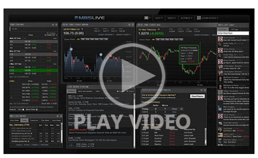
www.gracemodernmortgage.com

P: (954) 945-8694

11820 Miramar Parkway
Miramar Florida 33025

NMLS 2347296

Latest Video Analysis



Oil and Waller Double Whammy

MBS & Treasury Markets

UMBS 5.5	99.42	+0.01	10YR	4.619%	+0.004%	7/14/2026 12:35AM EST

Negative Reprice Risk Increasing

MBS are now down 10 ticks (.31) with 6 (.19) of those being seen since lender rate sheet print times. As such, jumpier lenders are now in a position to consider negative reprices.

10yr yields are up 5.6bps at 4.615

MBS MORNING: Weekend Weakness And Another Showdown With a Technical Ceiling

ALERT: Down an Eighth From AM Plateau

30YR Fixed	6.75%	+0.11%	15YR Fixed	6.21%	+0.02%	7/13/2026

Mortgage Rates Near 1-Year Highs

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.

[thirtyyearmortgagerates]

Economic Calendar

Time	Event	Actual	Forecast	Prior
Monday, Jul 13				
5:25AM	Fed Bowman Speech			
12:30PM	Fed Waller Speech			
2:00PM	Jun Federal budget (bl)	$-120B	$-132.8B	$-293B
Tuesday, Jul 14				
6:00AM	Jun NFIB Business Optimism Index		95.6	95.3
8:15AM	ADP Employment Change Weekly			21.0K
8:30AM	Jun y/y CORE CPI (%)		2.9%	2.9%
8:30AM	Jun y/y Headline CPI (%)		3.8%	4.2%
8:30AM	Jun m/m CORE CPI (%)		0.2%	0.2%
8:30AM	Jun m/m Headline CPI (%)		-0.1%	0.5%
10:00AM	Fed Chair Warsh Testimony			
11:30AM	6-Week Bill Auction (%)			3.635%
12:40PM	Fed Barr Speech			
1:00PM	Fed Goolsbee Speech			
1:30PM	Fed Cook Speech			
2:55PM	Fed Bowman Speech			