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A Message from Elliot "E J" Paul:

"Eagle makes rental loans easy! Rates starting at 7.06%. 30-Year Fixed Rate Mortgage (Fully Amortizing), 5/6, 7/6, 10/6 ARMs (Partial Interest Only or Fully Amortizing). For cash-out, refinance and purchase; ask about our interest only on drawn balance rehab and ground up construction loans. Have a relaxing weekend!"

Lowest Mortgage Rates This Week After Key Inflation Data

In the bigger picture, [mortgage rates](#) would still be best described as "trending gently higher," but in the shorter term, today was a victory. The average lender moved from quoting conventional 30yr fixed rates near 3 month highs yesterday to the lowest levels of the week today. The disclaimer is that this says more about the narrowness of the recent range than the ground covered.

Another disclaimer is that you may well encounter mortgage rate headlines that say something completely different today. This would almost certainly be due to Freddie Mac's weekly survey number rising to the highest levels in more than 2 months. Freddie's survey is an average of the 5 days ending yesterday, nor does it account for points or a few other idiosyncrasies that can cause it to deviate from the reality in the trenches.

That reality is a conventional 30yr fixed rate that remains in the low 7% range for top tier scenarios. If someone were to pay discount points or receive a relatively more aggressive quote, the high 6% range isn't out of the question. It's just not "average."

Today's improvement was ostensibly driven by the bond market's reaction to hotly anticipated inflation data. There is indeed a case to be made that the as-expected reading on PCE inflation helped rates recover today, but other economic data was also helpful (jobless claims and Chicago PMI).

Ultimately, today's data is not what the market is truly waiting for. The most important reports hit next week, culminating with Friday's big jobs report. The following week's Consumer Price Index (CPI) is at least as important. More than anything, those two reports will shape the dialogue in financial markets and the Fed meeting that takes place the week after CPI.

Subscribe to my newsletter online at:

National Average Mortgage Rates



	Rate	Change	Points
Mortgage News Daily			
30 Yr. Fixed	6.86%	-0.05	0.00
15 Yr. Fixed	6.31%	-0.02	0.00
30 Yr. FHA	6.32%	-0.06	0.00
30 Yr. Jumbo	7.04%	-0.03	0.00
5/1 ARM	6.53%	-0.02	0.00
Freddie Mac			
30 Yr. Fixed	6.78%	-0.08	0.00
15 Yr. Fixed	6.07%	-0.09	0.00
Mortgage Bankers Assoc.			
30 Yr. Fixed	7.00%	-0.03	0.60
15 Yr. Fixed	6.63%	+0.07	0.61
30 Yr. FHA	6.87%	-0.03	0.92
30 Yr. Jumbo	7.13%	+0.02	0.38
5/1 ARM	6.22%	-0.16	0.60

Rates as of: 7/26

MBS and Treasury Market Data

	Price / Yield	Change
MBS UMBS 5.5	99.68	+0.27
MBS GNMA 5.5	99.98	+0.13
10 YR Treasury	4.1958	-0.0474
30 YR Treasury	4.4523	-0.0305

Pricing as of: 7/26 5:59PM EST

<http://mortgagenewsletters.org/eaglecommercialfunding>

Unlock The Power of Private Money Financing...

Elliot "EJ" Paul is CEO of Eagle Commercial Funding Capital Corporation, a direct private commercial lender that finances residential and multifamily real estate properties, for cash-out, refinance, purchase, rehab, and ground-up construction.

Nationwide in most states

DSCR loans: no upfront fees, tax returns or income verification

Eagle is a Certified Member of the American Association of Private Lenders and a contributing writer and Member of Forbes Finance Council.

EJ Paul is a LinkedIn Top Real Estate Development Voice.

Harvard Graduate Business School and University of Pennsylvania educated (Economics).

Please ask for more information and competitive terms.

Have a relaxing weekend!

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