

Interest Rates

The 10 year T-bill decreased 2bp this past week. The 30 year mortgage rates increased 6bp to 3.29%.

The yield curve is positive. 10 year Treasuries are at 1.52% vs their record low 0.55% in July 2020. 1.52% is substantially BELOW inflation rates

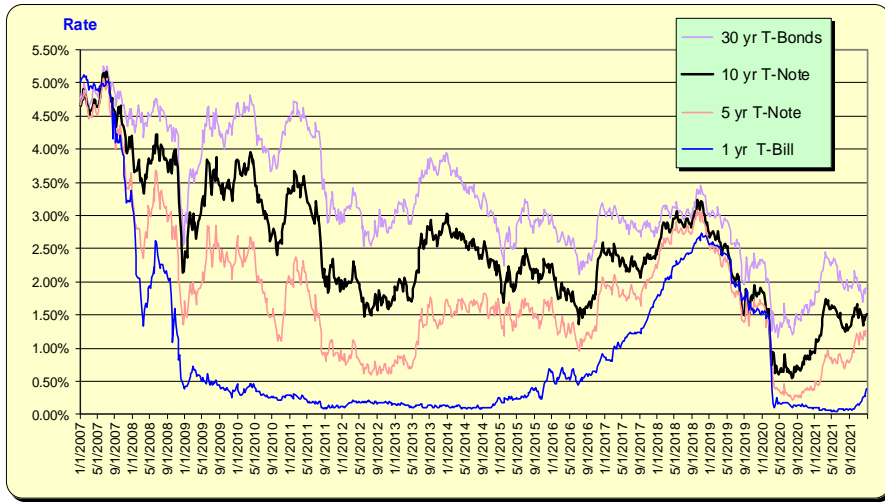
The spread between the 10 year T-bill and Freddie Mac 30 year rates is 9bp ABOVE it's historical spread.

Change This Past Week

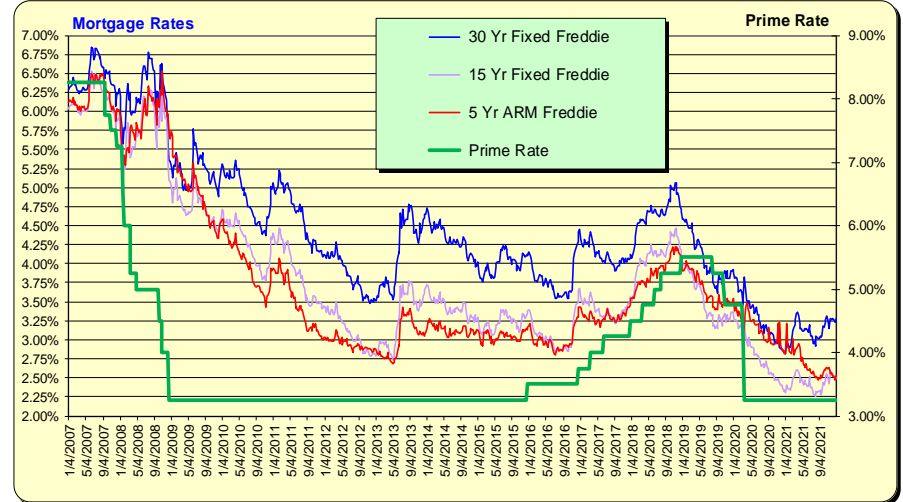
0.08%	Treasury 1 Year
0.01%	Treasury 5 Year
0.02%	Treasury 10 Year
-0.01%	Treasury 30 Year
0.06%	Freddie Mac 30 Year

Next Fed FOMC Meeting: 2:15 **1/26/22** Days: **25**

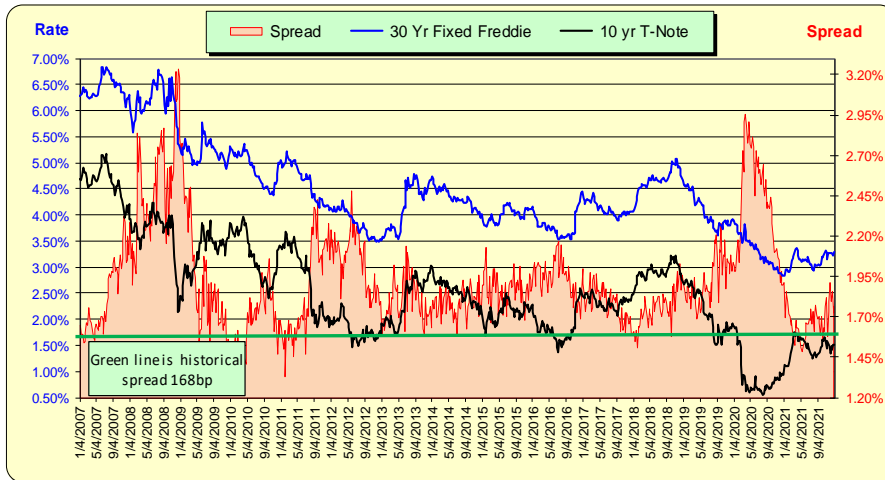
Treasury Bill Rates



Mortgage and Prime Rates



Spread: 30 Year Mortgage Rates and 10 Year T-Bill



Lending Rates and Borrowing Costs

