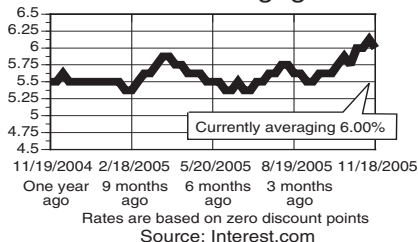




WEEKLY MORTGAGE RATE REPORT (Fax Weekly Report)

FOR THE WEEK OF 11-20-05
Annual subscription \$250 (1-800-844-4648)

30-Year Fixed Mortgage Rate



KEY INTEREST RATES

U.S. Treasury Yields	11/10/05	11/18/05
2 year T-note	4.43%	4.38%
5 year T-note	4.48%	4.41%
10 year T-note	4.56%	4.48%
30 year T-Bond	4.75%	4.67%

Discount Rate (wk. end 11/11)	5.00%
Fed Funds Rate (wk. end 11/11)	4.00%
Prime rate (wk. end 11/11)	7.00%

ARM INDEXES

Natl. Avg. Contract Mtg. Rate (Sep.)	5.86%
12 mo. mvg. avg. (1-yr. TCM) (Oct.)	3.33%
3 mo. LIBOR (FNMA for Oct.)	4.25%
6 mo. LIBOR (FNMA for Oct.)	4.45%
National COFI (Sep.)	2.54%
11th District COFI (Sep.)	2.97%
6 month CD (wk. end 11/11)	4.50%
1 Year TCM (wk. end 11/11)	4.35%
2 Year TCM (wk. end 11/11)	4.46%
3 Year TCM (wk. end 11/11)	4.50%
5 Year TCM (wk. end 11/11)	4.52%
7 Year TCM (wk. end 11/11)	4.55%
10 Year TCM (wk. end 11/11)	4.60%
20 Year TCM (wk. end 11/11)	4.89%

Required Yields for Delivery

	Freddie Mac (11/18/05)			
	10 day	30 day	60 day	90 day
30 year	6.02%	6.06%	6.09%	6.13%
15 year	5.55%	5.56%	5.60%	5.62%
	Fannie Mae (11/18/05)			
	10 day	30 day	60 day	90 day
30 year	6.15%	6.18%	6.21%	6.24%
15 year	5.68%	5.70%	5.73%	5.76%

HOUSING SNAPSHOT

	Month	Total	Change
Construction Spending	Sept.	\$1.12 tril.	+0.4%
Housing Starts	Oct.	2.01 mil.	-5.6%
Building Permits	Oct.	2.07 mil.	-6.7%
Existing Home Sales	Sept.	7.28 mil.	unch.
New Home Sales	Sept.	1.22 mil.	+2.1%

MORTGAGE APPLICATION INDEXES (MBA)		
Wk. ended Nov. 11, 2005		
Number of purchase applications	Up	+2.6%
Number of refinance applications	Down	-5.4%



Mortgage Rates Begin to Creep Down Week in review 11/14/05 - 11/18/05

An influx of capital into the U.S. Treasury markets and signs of controlled inflation brought buyers back to bonds. A three-day rally that saw Treasury yields, which move in the opposite direction of prices, fall to their lowest levels since late October, provided slight relief for some mortgage rates, which remain near their highest levels since June 2004.

The consumer and producer price indexes for October, which look for inflation at retail and wholesale levels, respectively, revealed price stability. The Consumer Price Index rose 0.2 percent due to higher prices of natural gas and food, but when these were excluded, the key core rate edged up 0.2 percent. Likewise, the Producer Price Index rose 0.7 percent due to increased prices of plastics and building materials (hurricane related), but the core rate fell by a very acceptable 0.3 percent, allaying traders' fears of inflation, which erodes the value of fixed-rate assets.

Tame October Retail Sales, which were down by a less-than-expected 0.1 percent, came in flat when auto sales and a hike in natural gas prices were eliminated. This erased visions of a spending consumer, which also bolstered Treasuries. In a separate report, the Philly Fed index on November business conditions

fell to 11.5 from 17.3, with declines in prices paid and new orders offering additional support to bond traders.

Housing Starts and Building Permits slid in October, with starts down 5.6 percent to a still-healthy annual rate of 2.01 million units. Permits, which suggest future starts, also declined by 6.7 percent to an annual rate of 2.07 million. Starts were down in all four regions of the U.S., while permits were off in all but the Midwest. Industrial Production in October rose 0.9 percent, while Capacity Utilization edged up to 79.5 from 78.9. Business Inventories rose 0.5 percent in September and business sales climbed 0.6 percent, with a tightening inventory-to-sales ratio indicating possible increases in future production.

The Mortgage Bankers Association reported a mixed picture for mortgage applications. Purchase applications rose 2.4 percent over the previous week, while refis decreased 5.4 percent for the week ended Nov. 11. The rate on the 30-year fixed-rate mortgage (based on zero discount points) crept down to just over 6.0 percent, while the 15-year fixed-rate mortgage rate held above 5.625 percent. The rate on the volatile one-year adjustable-rate mortgage climbed to 4.25 percent.

Mortgage Rates Likely to Hold Steady Week in preview 11/21/05 - 11/25/05

Thanksgiving week is short in both duration and market-moving economic news. The final consumer sentiment survey for November from the University of Michigan could wield some influence – especially after the increase shown two weeks ago. And the minutes of the Nov. 1 meeting of the Fed will be scoured for hints of future rate hike intentions. The Index of Leading Indicators for October, which looks at the economy three to six months down the road, and first-time unemployment claims for the week ended Nov. 18 also are on tap but have little clout.

With scant news and substantially reduced volume due to the holiday expected, it is likely that mortgage rates will not stray far from present levels.

The week begins with Monday's release of the Index of Leading Economic

Indicators, which provides an overview of future economic conditions. The validity of this indicator has come under scrutiny over the past several months and has had little recent impact on the markets.

Tuesday features the release of the minutes of the Nov. 1 Fed meeting, and it could be influential if new information regarding inflation is uncovered. Two weekly surveys on retail sales are also due.

First-time unemployment claims for the week ended Nov. 19 will be released on Wednesday along with the final University of Michigan consumer sentiment survey for November.

Thursday all markets will be closed in honor of Thanksgiving Day. There are no economic indicators set for release on Friday and the financial markets will close at noon.

EVENTS THAT COULD IMPACT MORTGAGE RATES THIS WEEK

Date	Time	Event	Forecast
Nov. 21	10:00 am	Index of Leading Indicators (Oct.)	+0.8%
	1:00 pm	Treasury conducts weekly auction of 3 & 6 month T-bill	
Nov. 22	8:00 am	ICSC-UBS report on chain store sales (Wk. end 11/19)	
	8:00 am	Redbook report on retail sales (Wk. end 11/19)	
	2:00 pm	Federal Open Market Committee minutes of Nov. 1 meeting	
Nov. 23	8:30 am	Weekly Unemployment Claims (Wk. end 11/19)	310,000
	9:45 am	Univ. of Mich. Sentiment Survey. (Nov. final)	79.9
Nov. 24	All federal offices and the financial markets will close to observe Thanksgiving Day.		
Nov. 25	No economic indicators are scheduled for release		

Interest.com--all times Eastern Standard Time



WEEKLY MORTGAGE RATE REPORT

Formerly the Fax Weekly Report

Keeping you abreast of the ever-changing mortgage market

FOR THE WEEK OF 11-20-05 Page 2

INTEREST.COM

Annual subscription \$250 (1-800-844-4648)

TRACKING THE ECONOMY -- OCTOBER 2005

DATE	TIME	EVENT	PERIOD	SOURCE	OUTCOME	PREVIOUS
Oct. 24	1:00 pm	Treasury conducts weekly auction of 3 & 6 month	T-bill			
Oct. 25	8:00 am	ICSC-UBS report on chain store sales	Wk. end Oct. 22		-0.4%	+0.4%
	8:00 am	Redbook report on retail sales	Wk. end Oct. 22 vs. one month ago		+1.0%	NA
	10:00 am	Existing Home Sales	Sept.	Natl. Assn. of Realtors®	unch. @ 7.28 mil.	+2.0% @ 7.28 mil.
	10:00 am	Consumer Confidence Report	Oct.	Conference Board	85.0	86.6
Oct. 26		No economic indicators are scheduled for release				
Oct. 27	8:30 am	Weekly Unemployment Claims	Wk. end Oct. 22	Dept. of Labor	328,000	356,000 (rev.)
	8:30 am	Durable Goods Orders (adv.)/ ex. trans.	Sept.	Commerce Dept.	-2.1%/-1.0%	+3.3%/+4.2%
	10:00 am	New Home Sales	Sept.	Commerce Dept.	+2.1% @ 1.22 mil.	-9.9% @ 1.24 mil.
Oct. 28	8:30 am	Gross Domestic Product (adv.)	3rd Qtr.	Commerce Dept.	+3.8%	+3.3%
	8:30 am	GDP Chain Deflator (adv.)	3rd Qtr.	Commerce Dept.	+3.1%	+2.4%
	8:30 am	Employment Cost Index	3rd Qtr.	Dept. of Labor	+0.8%	+0.7%
	9:45 am	Univ. of Mich. Sentiment Survey (final)	Oct.	Univ. of Michigan	74.2	75.4
Oct. 31	8:30 am	Personal Incomes and Outlays	Sept.		+1.7%/+0.5%	+0.3%/-0.9% (rev.)
	10:00 am	Chicago Purchasing Managers Institute release index on October business conditions			62.9	60.5
	1:00 pm	Treasury conducts weekly auction of 3 & 6 month	T-bill			
Nov. 1	8:00 am	ICSC-UBS report on chain store sales	Wk. end Oct. 29		NA	-0.4%
	8:00 am	Redbook report on retail sales	Wk. end Oct. 29		NA	+1.0%
	10:00 am	ISM releases index of October Mfg. Conditions			59.1	59.4
	10:00 am	New Construction	Sept.	Commerce Dept.	+0.5%	+0.4%
	2:15 pm	The Federal Open Market Committee releases its decision on interest rates				
Nov. 2	10:00 am	No economic indicators are scheduled for release.				
Nov. 3	8:30 am	Weekly Unemployment Claims	Wk. end Oct. 29	Dept. of Labor	323,000	331,000 (rev.)
	8:30 am	Productivity & Costs	3rd Qtr.		+4.1%/-0.5%	+1.8%/+2.5%
	10:00 am	ISM releases index of October non-Mfg. Conditions			60	53.3
	10:00 am	Factory Orders	Sept.	Commerce Dept.	-1.7%	+2.9% (rev.)
Nov. 4	8:30 am	The Employment Report	Oct.	Dept. of Labor	+56,000 @ 5.0%	-35,000 @ 5.1%
	8:30 am	Hourly wage earnings	Oct.	Dept. of Labor	+0.5% @ \$16.27	+0.2% @ \$16.18
Nov. 7	1:00 pm	Treasury conducts weekly auction of 3 & 6 month	T-bills			
	3:00 pm	Consumer Credit		Federal Reserve	-\$59.4 bil.	\$4.9 bil.
Nov. 8	8:00 am	ICSC/UBS report on chain store sales	Wk. end Nov. 5		NA	NA
	8:00 am	Redbook report on retail sales	Wk. end Nov. 5		NA	NA
	2:00 pm	FOMC minutes of the Sept. 20 meeting are released				
Nov. 9	10:00 am	Wholesale Inventories/Sales	Oct.	Commerce Dept.	+0.6%	+0.5%
Nov. 10	8:30 am	Weekly Unemployment Claims	Wk. end Nov. 5	Dept. of Labor	326,000	324,000 (rev.)
	8:30 am	U.S. Import (ex. oil)/ Export (ex. ag.) Price Indexes	Oct.	Commerce Dept.	-3%/+0.6%	+2.3%/+1.1%
	8:30 am	U.S. Internatl. Trade in Goods & Services (deficit)	Sept.	Commerce Dept.	-\$66.1bil.	\$59.3 bil.(rev.)
	9:45 am	Univ. of Mich. Sentiment Survey (prelim.)	Nov.	Univ. of Michigan	79.9	74.2
	2:00 pm	Treasury Statement (monthly budget)	Oct.	Treasury Dept.	-\$47.2 bil.	-\$57.3 bil.
Nov. 11		The federal government and bond markets will be closed in observance of Veterans Day				
Nov. 14	1:00 pm	Treasury conducts weekly auction of 3 & 6 month	T-bills			
Nov. 15	8:00 am	ICSC/UBS report on chain store sales	Wk. end Nov. 12		NA	NA
	8:00 am	Redbook report on retail sales	Wk. end Nov. 12		NA	NA
	8:30 am	NY Empire State Index of Nov. Manufacturing Conditions			22.8	12.1
	8:30 am	Producer Price Index/core rate	Oct.	Dept. of Labor	+0.7%/-0.3%	+1.9%/+0.3%
	8:30 am	Advance Retail Sales/ ex-auto	Oct.	Commerce Dept.	-0.1%/+0.9%	+0.2%/ -1.1%
Nov. 16	8:30 am	Consumer Price Index/core rate	Oct.	Dept. of Labor	+0.2%/+0.2%	+1.2%/+1.1%
	8:30 am	Business Inventories/ Sales	Sept.	Commerce Dept.	+0.5%	+0.5%
Nov. 17	8:30 am	Weekly Unemployment Claims	Wk. end Nov. 12	Dept. of Labor	303,000	328,000 (rev.)
	8:30 am	Housing Starts	Oct.	Commerce Dept.	-5.6% @ 2.01 mil.	+3.4% @ 2.13 mil. (rev.)
	8:30 am	Building Permits	Oct.	Commerce Dept.	-6.7% @ 2.07 mil.	+2.3% @ 2.19 mil.
	9:15 am	Industrial Production & Capacity Utilization	Oct.	Federal Reserve	+0.9%/	-1.3%/ 78.9% (rev.)
	noon	Philadelphia Fed Report on Nov. manufacturing conditions		Federal Reserve	11.5	17.3
Nov. 18		No economic indicators are scheduled for release				
Nov. 21	10:00 am	Index of Leading Indicators	Oct.	Conference Board		-0.7%
	1:00 pm	Treasury conducts weekly auction of 3 & 6 month	T-bill			
Nov. 22	8:00 am	ICSC-UBS report on chain store sales	Wk. end Nov. 19			NA
	8:00 am	Redbook report on retail sales	Wk. end Nov. 19			NA
	2:00 pm	Federal Open Market Committee minutes of Nov. 1 meeting				
Nov. 23	8:30 am	Weekly Unemployment Claims	Wk. end Nov. 19	Dept. of Labor		303,000
	9:45 am	Univ. of Mich. Sentiment Survey (final)	Nov.	Univ. of Michigan		79.9
Nov. 24		The federal government and the financial markets will be closed in observance of Thanksgiving Day.				
Nov. 25		No economic indicators are scheduled for release				
Nov. 28	10:00 am	Existing Home Sales	Oct.	Natl. Assn. of Realtors®		+2.0% @ 7.29 mil.
	1:00 pm	Treasury conducts weekly auction of 3 & 6 month	T-bill			
Nov. 29	8:00 am	ICSC-UBS report on chain store sales	Wk. end Nov. 26			
	8:00 am	Redbook report on retail sales	Wk. end Nov. 26			
	8:30 am	Durable Goods Orders (adv.)/ ex. trans.	Oct.	Commerce Dept.		+3.3%/+4.2%
	10:00 am	Consumer Confidence Report	Nov.	Conference Board		86.6
	10:00 am	New Home Sales	Oct.	Commerce Dept.		-9.9% @ 1.24 mil.
	10:00 am	ISM releases index of October Mfg. Conditions				59.4
Nov. 30	8:30 am	Gross Domestic Product (prelim.)	3rd Qtr.	Commerce Dept.		+3.3%
	8:30 am	GDP Chain Deflator (prelim.)	3rd Qtr.	Commerce Dept.		+2.4%
	10:00 am	Chicago Purchasing Managers Institute releases index on November business conditions				62.9
	noon	Federal Open Market Committee releases Beige Book				
Dec. 1	8:30 am	Weekly Unemployment Claims	Wk. end Nov. 26	Dept. of Labor		+1.7%/+0.5%
	8:30 am	Personal Incomes and Outlays	Oct.			+0.5%
	10:00 am	New Construction	Oct.	Commerce Dept.		59.1
	10:00 am	ISM releases index of November Mfg. Conditions				59.1
Dec. 2	8:30 am	The Employment Report	Oct.	Dept. of Labor		+56,000 @ 5.0%
	8:30 am	Hourly wage earnings	Oct.	Dept. of Labor		+0.5% @ \$16.27

Note: In some instances, these dates are merely approximations. Release times are Eastern Standard Time



WEEKLY MORTGAGE RATE REPORT

Formerly the Fax Weekly Report

Keeping you abreast of the ever-changing mortgage market

FOR THE WEEK OF 11-13-05

Page 3

INTEREST.COM

Annual subscription \$250 (1-800-844-4648)

INDUSTRY NEWS

Prepare Your Home for Holiday Guests*

Home Safety Council Urges Families to Take Steps to Make Homes Safer for Holiday Visitors

WASHINGTON, Nov. 9 /PRNewswire/ -- More than 50 million Americans traveled during the 2004 holiday season.** As holiday hosts prepare to welcome overnight visitors into their homes, the nonprofit Home Safety Council urges families to conduct a home safety walk-through to help prevent home accidents and create a safer environment for their guests.

Falls are the leading cause of unintentional home injury, and a recent Home Safety Council survey found that falls are among the most common injuries suffered by guests. In fact, 80 percent of those who reported an injury while visiting another person's home suffered a fall.

The Home Safety Council recommends that hosts find and fix potential home dangers while preparing for the holidays. Once guests arrive, take time to review critical safety precautions and practices with them.

"Holiday gatherings should be memorable for the happiness they bring; not for a holiday injury," said Meri-K Appy, president of the Home Safety Council. "Basic home safety precautions can help minimize the risk of a serious injury. It's a good idea to pay special attention if very young children or older adults will be visiting your home, because they are at greatest risk of suffering a home injury."

Holiday Home Safety Walk-Through

Home Safety Council research shows that falls, poisonings, fires/burns, suffocations and drownings are the leading causes of unintentional home injury-related death in America. These preventable injuries cause more than 20,000 deaths and 21 million medical visits on average each year. To keep your holiday gatherings injury-free, consider using the Council's checklist to help create a safer holiday home:

--Check the lights over all the stairways, hallways, porches and entries to ensure all bulbs are working and bright enough to illuminate the entire area. Use the maximum safe wattage, which is printed inside the fixture.

--If tubs and showers don't already have non-slip strips or mats, install them now. Attach a sturdy grab-bar on the edge of the tub. Place night-lights inside bathrooms and/or hallways leading to them.

--If your guests will include toddlers, purchase safety gates and place them at the tops and bottoms of stairways. Cover open electrical receptacles with child-safety plugs.

--If you have an attached garage and/or fuel-burning heating equipment or appliances, your home should have a carbon monoxide (CO) detector installed to protect sleeping areas.

--Post the local and national poison control hotline telephone number, as well as local emergency numbers, near every telephone. The National Poison Control Hotline is 1-800-222-1222.

--To guard against curious children, make sure all medications, household cleaners, toiletries and other dangerous products are in original containers with child resistant closures and locked in a high cabinet, out of reach. Lock up candles, matches and lighters as well. Remember to keep purses, backpacks and luggage out of children's reach.

--Every home must have working smoke alarms installed on each level and protecting all the places people will be sleeping. Before guests arrive, test every smoke alarm and replace any missing or dead batteries. Every home should have a fire escape plan as well.

--Prevent scalds by turning your water heater temperature down to 120 degrees Fahrenheit or less.

--When toddlers are visiting, use toilet seat locks to prevent drowning. Be aware that buckets, spas, tubs, and all standing water are a serious drowning risk for early walkers.

--Make guest rooms safe as well as welcoming. Place a nightlight inside each bedroom and the hallway outside it. Provide each guest with a working flashlight. If possible, place a telephone in each guest room as well.

--When guests arrive, walk through your home fire escape plan, pointing out primary and secondary exits and the outside meeting place. Also point out where emergency numbers are posted.

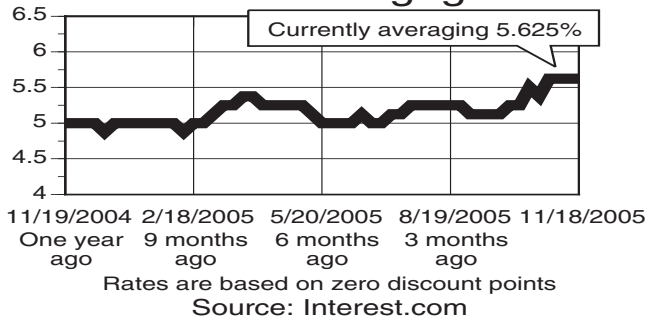
For additional free resources to help you stay safe in and around your home, please visit <http://www.homesafetycouncil.org>.

* This column may be reprinted and distributed to clients.

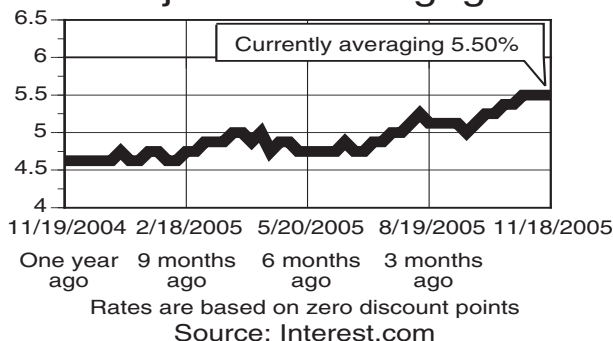
**AAA and the National Highway Traffic Safety Administration.

MORTGAGE MARKET MONITOR

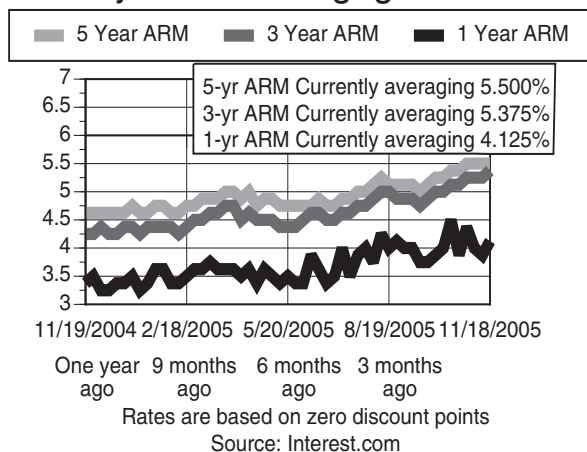
15-Year Fixed Mortgage Rate



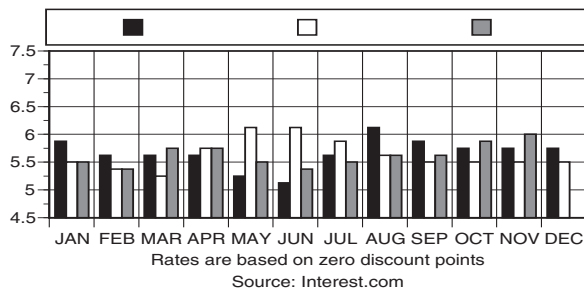
5-Year Adjustable Mortgage Rate



Adjustable Mortgage Rates



30 YEAR FIXED MORTGAGE RATE



30-year fixed-rate mortgage

