



**George K. Baum & Company**

INVESTMENT BANKERS SINCE 1928

# ***Reaching Homebuyers in 2016***

***“Where the U.S. Housing Finance Market is today and how did we get here”***

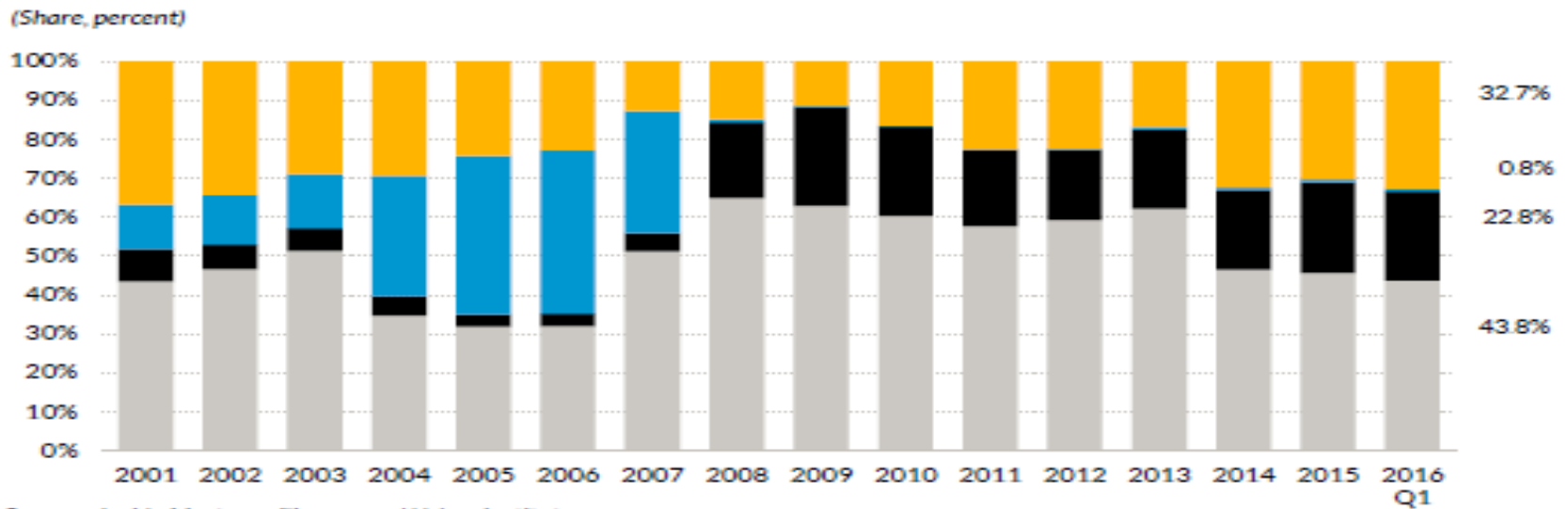
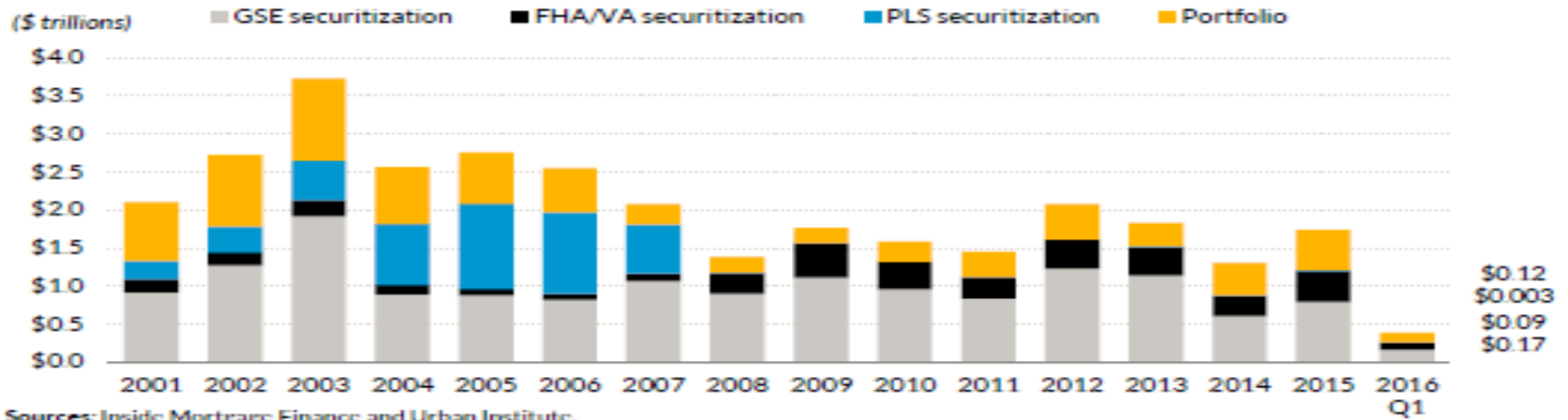
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**Public Finance Headquarters**

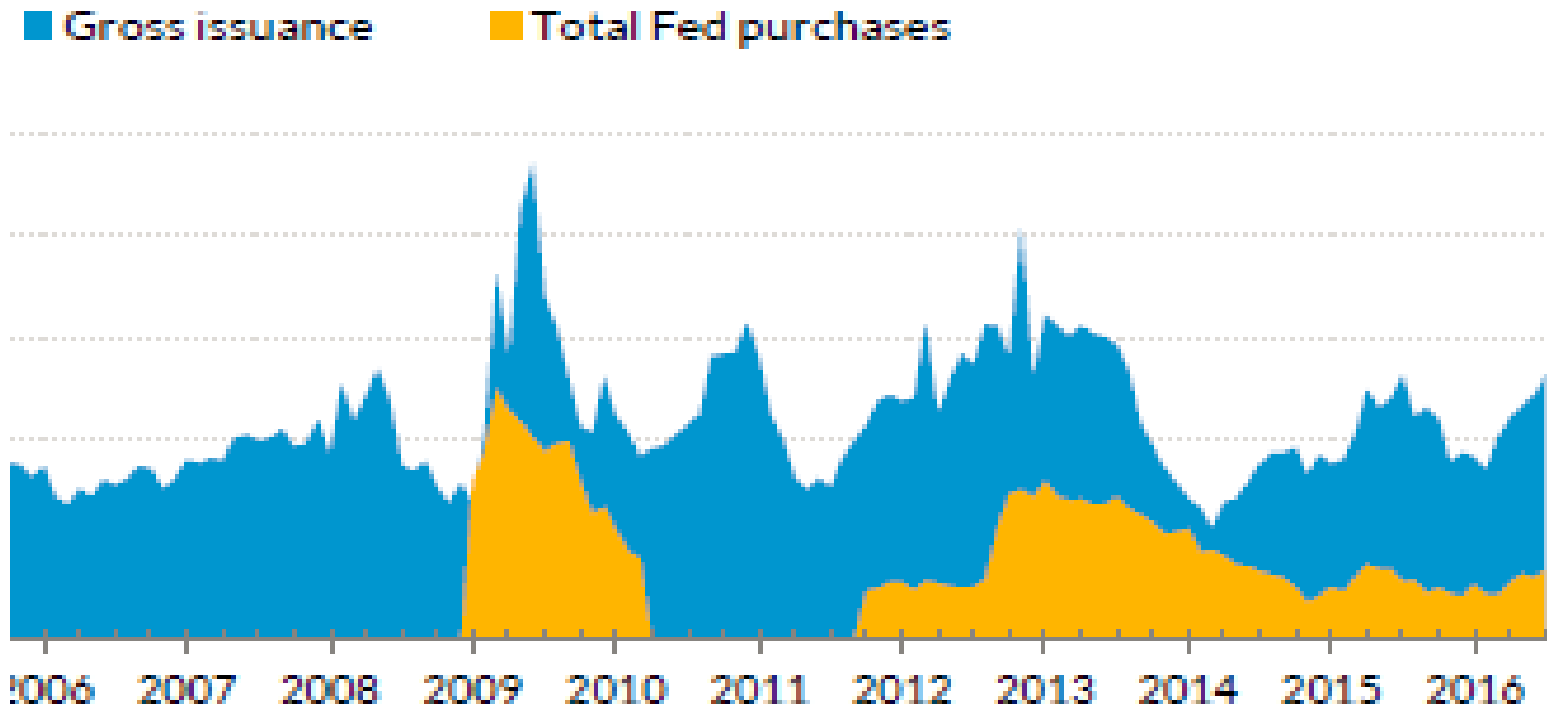
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# The GSE's Are the Risk Takers



# The Fed's Effect on Mortgage Rates

For the month of July 2016, the Fed chased 26.3% of new GSE mortgage MBS issuance.



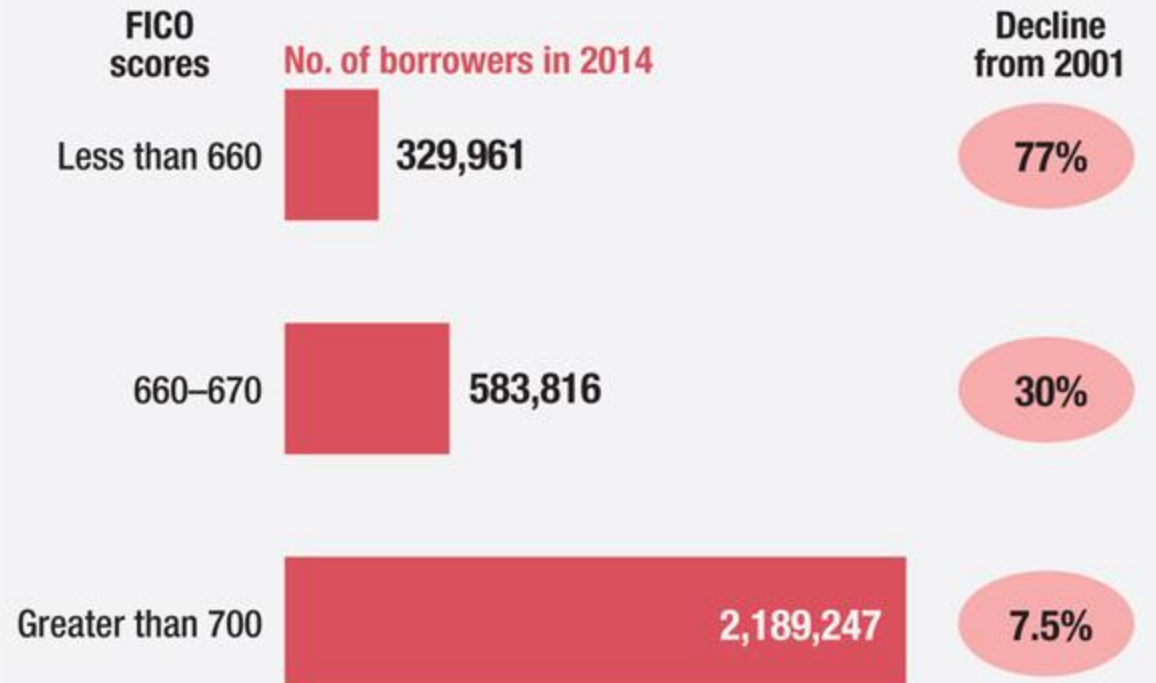
Sources: eMBS, Federal Reserve Bank of New York and Urban Institute.

July 2016

# Credit has Tightened

## Missing in Action

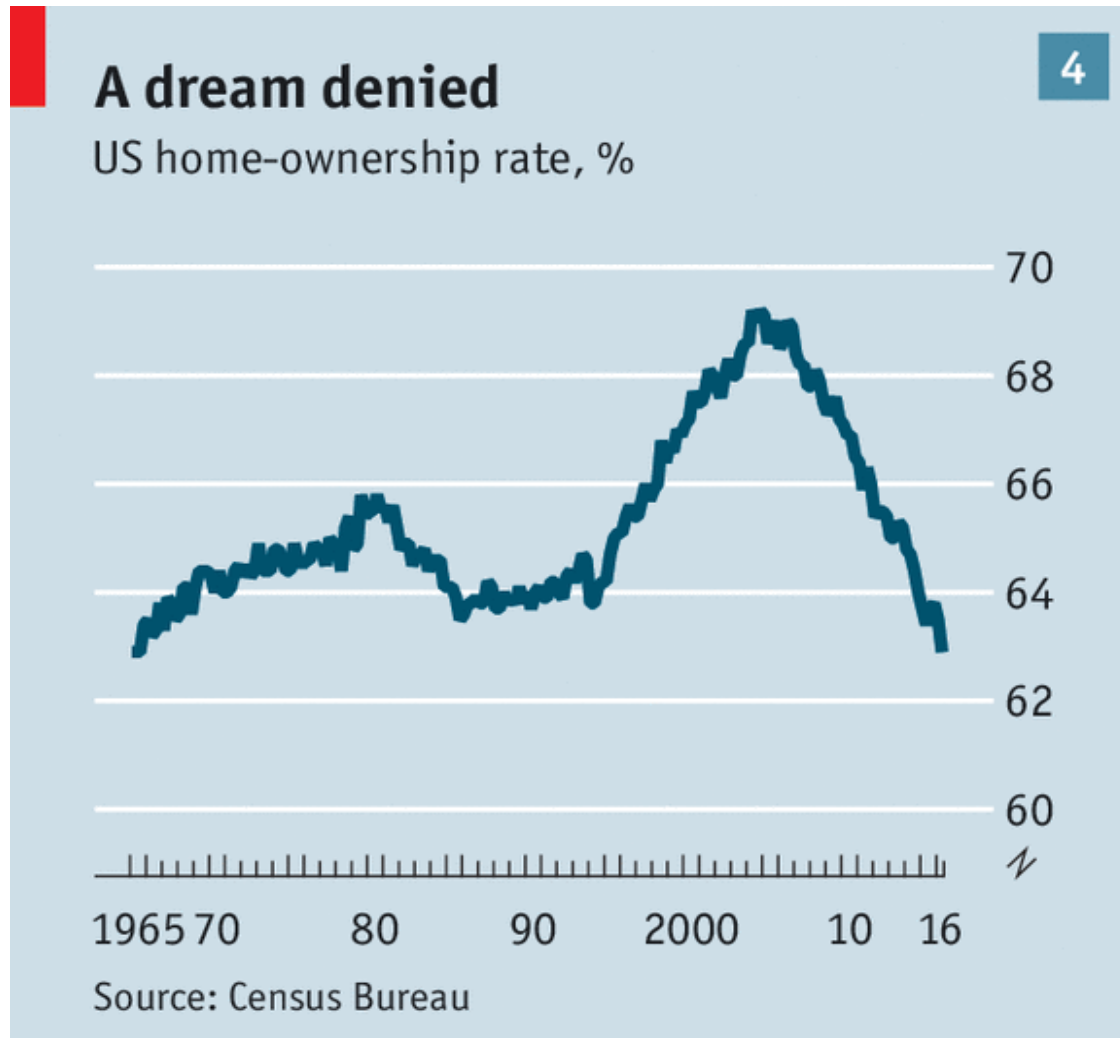
Mortgage loans have dropped much more steeply among borrowers with lower credit scores than those with higher scores. Tighter credit is said to be the reason and may have resulted in a “loss” of nearly 1.2 million loans



Source: Urban Institute



# Have we Turned the Corner?



Economist.com



# The Mortgage Market Since 2008

