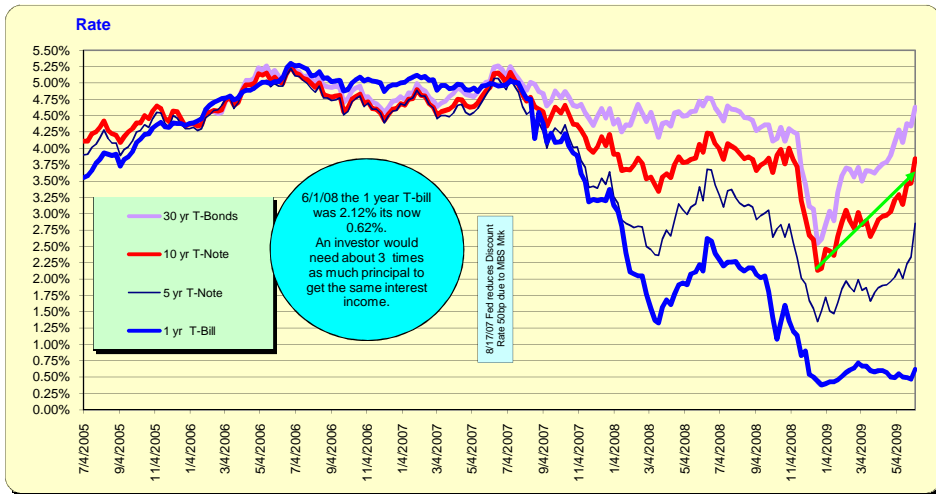


Interest Rates

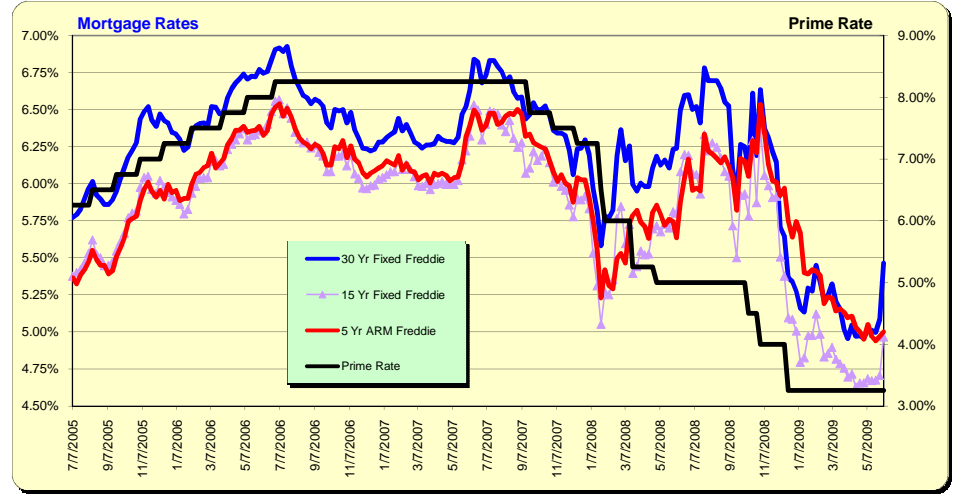
Treasury rates SURGED this past week with Friday SPIKING UP. For the week ended, 1 Year T-bills increased 15bp while the following changes occurred: 5 year up 51bp, **10 year up 37bp** and the 30 year up 29bp. Freddie Mac 30 year mortgage rates increased 38bp. The spread between the 10 year T-bill and Freddie Mac 30 year rates increased by 9bp and is at 173bp historically its 180bp. The spread of LIBOR and Fed Funds decreased 3bp to **38bp**, it had reached **330bp** on 10/10/08 at the height of the liquidity crisis. Prior to that, it had averaged 30bp since 2005.

Next Fed FOMC Meeting: 2:15 **6/23/09** Days: **12**

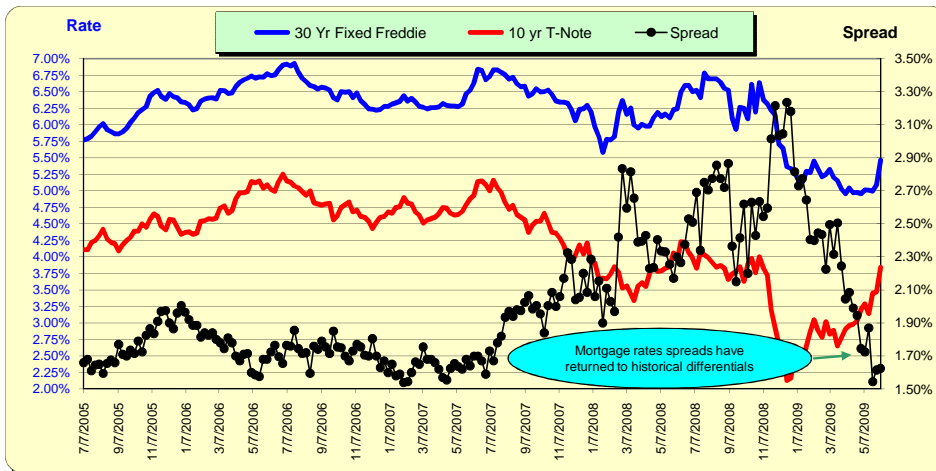
Treasury Bill Rates



Mortgage and Prime Rates



Spread



Lending Rates and Borrowing Costs

As of: 6/5/09

