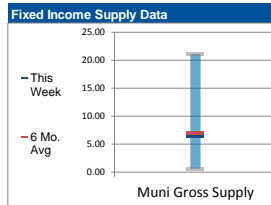


Yields

Year	UST		Muni Taxable		Muni Gen. Mkt.		Muni BQ	
	Yield	Change 14-May	Yield	Change 14-May	Yield	Change 14-May	Yield	Change 14-May
2019	2.31	0.05	1.80	0.01	1.73	-0.01	1.83	-0.01
2020	2.57	0.02	2.70	0.01	1.85	0.00	1.95	0.00
2021	2.74	0.04	2.86	0.03	1.94	0.03	2.04	0.03
2022	2.78	0.04	3.03	0.04	2.01	0.03	2.11	0.03
2023	2.83	0.05	3.19	0.05	2.08	0.03	2.23	0.03
2024	2.88	0.06	3.28	0.06	2.20	0.04	2.35	0.04
2025	2.93	0.07	3.36	0.08	2.32	0.07	2.52	0.07
2026	2.98	0.08	3.44	0.08	2.42	0.10	2.62	0.10
2027	3.04	0.08	3.53	0.09	2.49	0.10	2.74	0.10
2028	3.08	0.09	3.61	0.09	2.55	0.11	2.85	0.11
2029	3.08	0.09	3.67	0.09	2.60	0.11	2.90	0.11
2030	3.08	0.09	3.73	0.09	2.65	0.11	2.95	0.11
2031	3.09	0.09	3.79	0.09	2.69	0.11	2.99	0.11
2032	3.09	0.09	3.85	0.09	2.74	0.12	3.04	0.12
2033	3.10	0.09	3.91	0.09	2.79	0.12	3.09	0.12
2034	3.10	0.09	3.92	0.09	2.84	0.12	3.14	0.12
2035	3.11	0.09	3.92	0.09	2.88	0.12	3.18	0.12
2036	3.12	0.10	3.93	0.09	2.91	0.12	3.21	0.12
2037	3.13	0.10	3.94	0.10	2.94	0.12	3.24	0.12
2038	3.14	0.10	3.95	0.10	2.96	0.12	3.26	0.12
2048	3.21	0.09	4.00	0.10	3.07	0.12		

Sector Snapshot



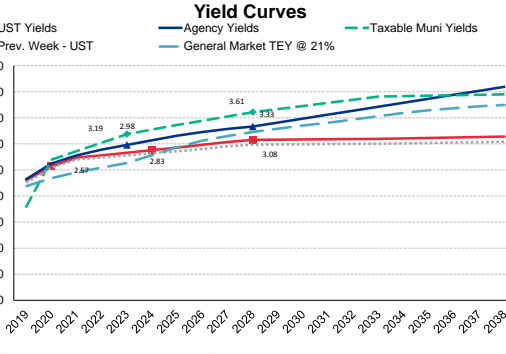
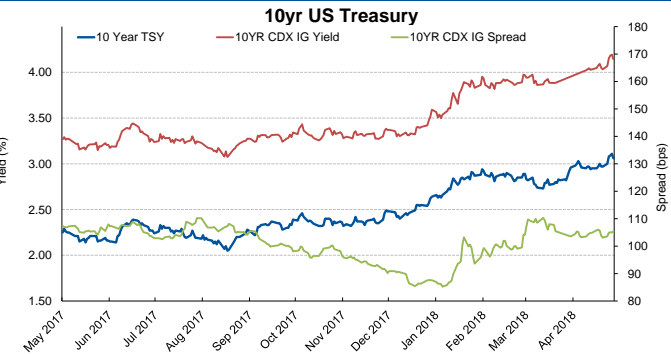
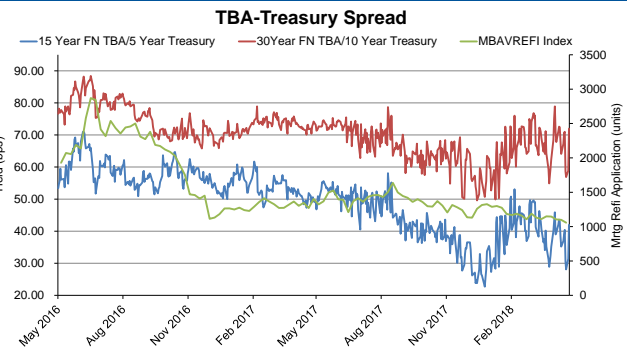
Fixed Income Pricing Data		
Floating Rate Products		
Short/Long SBA	2.30%	2.40%
Bankrate 7/1 ARM		4.33%
Post Reset ARM		2.73%
Mortgage Rates		
Bankrate 30 Year		4.56%
Bankrate 15 Year		3.98%
Freddie Survey Mtg Rate		4.61%
Current Coupons		
FNMA 30-YR		3.76%
GNMA 30-YR		3.61%
FHLMC 30-YR		3.77%

Wholesale Funding Indicate Levels		
Term	Cpn	All-In
2 Yr/NC 3mo.	2.75%	2.95%
3 Yr/NC 3mo.	2.95%	3.13%
4 Yr/NC 3mo.	3.05%	3.23%
5 Yr/NC 3mo.	3.30%	3.47%
7 Yr/NC 3mo.	3.60%	3.76%
10 Yr/NC 3mo.	3.75%	3.91%

Agency Issuance			
3yr NC1	2.78%	7yr NC1	3.60%
5yr NC1	3.20%	10yr NC1	3.89%
New Prod Payup - Loan Balance			
30yr	85k	110k	150k
3.50	20	16	12
4.00	32	27	21
4.50	57	47	37
CMBS 2.0/3.0 10 Year Spread (bps)			
Time Lag	Today	1 Month	6 Month
CMBS AAA	81.5	82	84
CMBS BBB-	320	325	415

Spreads

Year	Swap-UST		Agency		Taxable		Gen. Mkt.	
	Spreads (bps)	Change 14-May	Spread (bps)	Spreads (bps)	TEY @ 21% (bps)	TEY @ 29% (bps)		
2019	28	0	2	-51	-12	13		
2020	24	2	6	13	-22	4		
2021	18	2	4	12	-28	-1		
2022	16	2	11	25	-24	5		
2023	10	1	15	36	-20	10		
2024	8	2	19	40	-10	22		
2025	4	2	23	43	1	34		
2026	4	2	25	46	8	43		
2027	4	2	25	49	12	47		
2028	3	0	26	53	15	52		
2029	5	1		59	21	58		
2030	7	2		64	27	65		
2031	7	1		70	32	70		
2032	7	1		b	38	77		
2033	5	1		81	44	83		
2034	0	0		81	49	90		
2035	0	0		81	53	94		
2036	0	0		81	56	98		
2037	0	0		81	59	101		
2038	3	0		81	61	103		
2048	-8	0		79	62	105		



5 Day		
Debt	Close	Change (bp)
1-Month Libor	1.95	1.77
3-Month Libor	2.33	(0.56)
Fed Funds - 30	1.70	
Fed Funds - 90	1.94	
5 Day		
Equity	Close	Change (%)
DJIA	24,714	(0.47)
S&P 500	2,720	(0.54)
NASDAQ	7,382	(0.66)
5 Day		
Commodity	Close	Change
Gold	\$ 1,293	(26.46)
Crude Oil	\$ 71.3	0.49
Heating Oil	\$ 226.6	0.53

Economic Calendar

Date	Event	Period	Survey	Prior	Revised
05/24/2018	Initial Jobless Claims	5-May	220k	222k	--
05/25/2018	U. of Mich. Sentiment	Apr	98.80	98.80	--
05/25/2018	Durable Goods Orders	May	-1.30%	2.60%	--
05/23/2018	MBA Mortgage Applications	4-May	--	-2.70%	--
05/23/2018	New Home Sales	Apr	679k	694k	--
05/23/2018	Markit US Manufacturing PMI	Mar	56.50	56.50	--
05/24/2018	Existing Home Sales	Apr	5.55m	5.60m	--
05/25/2018	Durables Ex Transportation	Apr	0.50%	0.10%	--
05/22/2018	Richmond Fed Manufact. Index	Apr	10.00	-3.00	--
05/24/2018	FHFA House Price Index MoM	Apr	0.60%	0.60%	--
05/23/2018	Markit US Services PMI	28-Apr	55.00	54.60	--
05/23/2018	Markit US Composite PMI	Apr	--	54.90	--
05/24/2018	Continuing Claims	6-May	1748k	1707k	--
05/24/2018	Bloomberg Consumer Comfort	Apr	--	54.60	--
05/21/2018	Chicago Fed Nat Activity Index	Apr	0.30	0.10	0.32
05/25/2018	Cap Goods Orders Nonfed Ex Air	Apr	0.70%	-0.40%	--

Commentary

Amidst easing trade tensions with China, all three major U.S. indices rallied in early morning trading. The Dow was up 1.14%, the S&P 500 was up 0.75%, and the Nasdaq was up 0.93%.

Last week, yields on the 10-year Treasury reached as high as 3.128%, the highest level since July of 2011. This pushed 2s to 10s 5 basis points wider from last week.

The spread between German and Italian 10-year bonds widened by 20 basis points today as Italian bond markets were roiled by political uncertainty. The turmoil comes as the Italian media reported that Giuseppe Conte, a law professor with very little political experience, has emerged as the frontrunner to become the nation's new Prime Minister.

On Sunday, Treasury Secretary Steve Mnuchin said that the Trump administration would "put the trade war on hold" by delaying tariffs on Chinese imports to the U.S. The remark came amidst high-level trade negotiations in Washington between U.S. and Chinese officials.

In a filing with the World Trade Organization on Friday, Japan formally threatened retaliatory tariffs of more than \$400 million against the U.S. in response to the Trump administration's steel tariffs. Japan is the only major U.S. ally that has not received an exemption from President Trump's tariffs.

After losing the Republican primary for the Senate recently, ex-coal executive Don Blankenship announced that he would run as a 3rd-party candidate in the general election.

In an election seen as illegitimate by foreign governments and by opposition parties, Nicolas Maduro won a second 6-year term as president of Venezuela. The state electoral board claimed that Maduro won 67% of the total vote. Venezuela has been wracked by an economic crisis in recent years and annual inflation is currently hovering around 14,000%.

Notes: (1) General Market Yields are quoted for 5% coupon assumption (2) BQ yields assume par-ish coupons to soft premiums (3) Floating rate yields are quoted at base case speed assumptions (4) CMBS spreads have a 1 week time delay.