



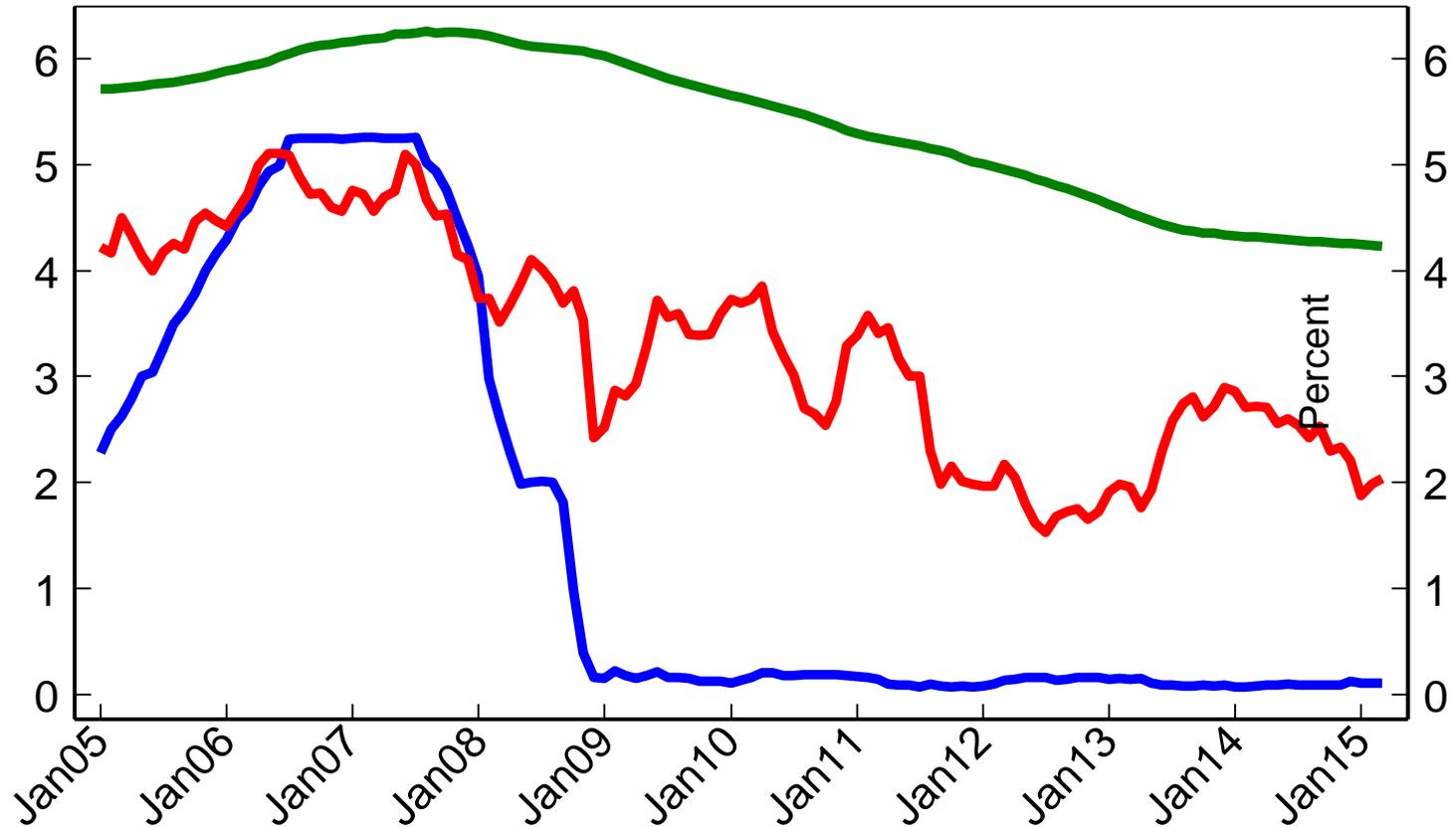
FEDERAL RESERVE BANK *of* NEW YORK

Mortgage Contract Design: Implications for Households, Monetary Policy and Financial Stability

Opening Remarks by James McAndrews

May 21, 2015

Chart 1: Market interest rates and average mortgage rates

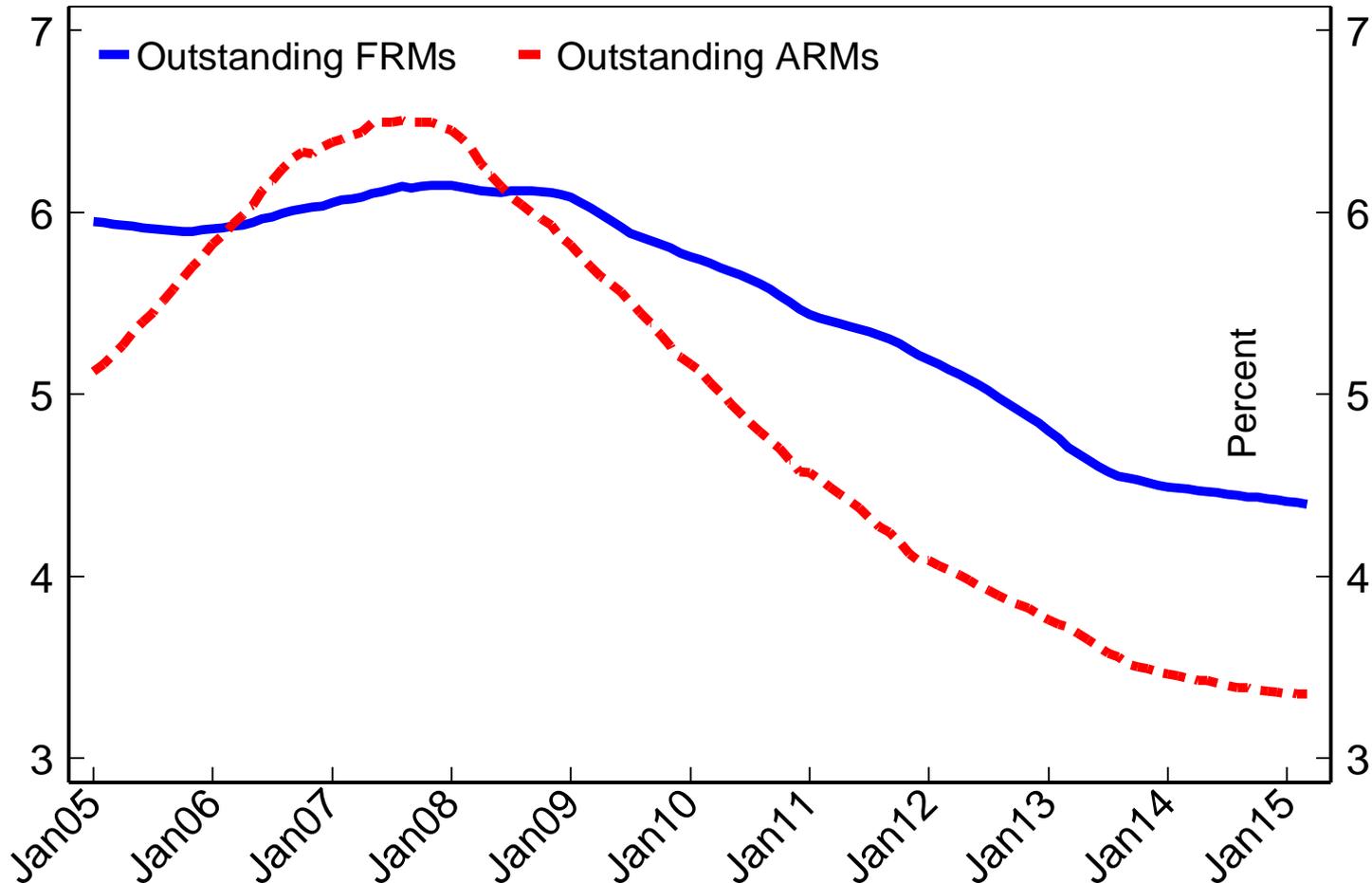


— Fed Funds Rate — 10-year Treasury (CMT) — Outstanding Mortgages

Rates on outstanding loans based on data from Black Knight Financial Services.
Outstanding loans are balance-weighted and do not include 60-days or more delinquent loans.



Chart 2: Average interest rates on the stock of mortgages: FRMs vs ARMs



Rates on outstanding loans based on data from Black Knight Financial Services. Outstanding loans are balance-weighted and do not include 60-days or more delinquent loans.

