SFBTA 2019 – Mortgage Forum

Benchmark Transitioning: LIBOR, SOFR, AMERIBOR, MORE

New Risks, New OAS, Trading Tools, Credit-Risk Offsets, Resi/CMBS Strategies

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If LIBOR Goes Away, What RATE for ARM Resets? FNMA Supports 1yCMT- Ugh! Really?

CMT/SOFR alone is a perilous choice for a replacement index— Credit Asymmetry to Lender

"We have no plans to discontinue publication of LIBOR" – the Inter Continental Exchange (ICE)

FHLB Topeka 1-year Advance Rates

- A) Makes sense: Federal "HOME LOAN" Bank
- B) Demonstrate improving correlation to LIBOR
- C) A Member 's Executable 1yr Cost of Funds

12-Month ICAP Eurodollar Deposit Rates closely track LIBOR (EDDR12M <Index> on Bloomberg)

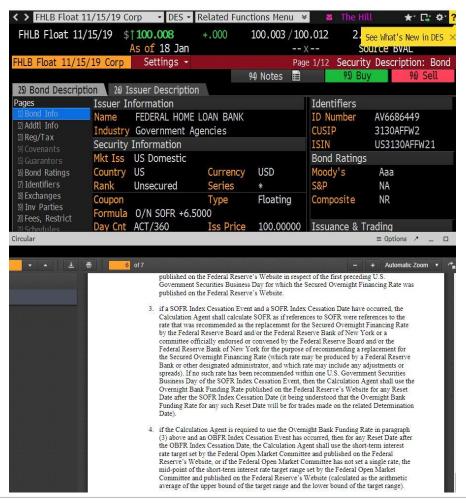
1yr-Term SOFR is only derive-able from futures today. Will behave like 1yr CMT

Documentation must be altered to reflect the alternate index waterfall.





ALL Docs Referencing a Benchmark MUST Be INCLUSIVE & w/ Waterfall- See FHLB Floaters



FHLB: If SOFR available, then SOFR else, FRBNY designated replacement else, OBFR (part Fed Funds, part ED\$) else, midpoint of Fed Funds range ***NOT LEGAL ADVICE!!!***

So, could be (consult your legal team): If 1-yr LIBOR avail, then 1-yr LIBOR else, 1-yr FHLB advance else, 1-yr SOFR + avg economic spread equivalent over previous XX years else, 1-yr ICAP EDDR else, index in use at time

Bottom Line: Doc language MUST be max flexible and inclusive



LIBOR- It Ain't What It Used To Be

- Pre-Crisis and Pre-Dodd/Frank, virtually all forms of LIBOR-Based Swaps were Bi-Laterally-risked & Displayed AA Credit Sensitivity
 - Interest Rate = British Bankers' Association Polled Member Banks for RATES
 - Credit Risk = 'Weakest Link' in Inter-Dealer Network. Dealers 'kited' risk amongst themselves creating an Inter-Dealer CREDIT dependency
 - Non-Bank Entities in the Inter-Dealer market ALTERED LIBOR CREDIT RISK
 - Banks voted on the RATE. Banks & Non-Banks overlapped their risk books and credit
 - → Pre-Dodd/Frank LIBOR had differentiable RATE and CREDIT Risk (RFR+AA)

The RATE was INTER-BANK. The CREDIT was INTER-DEALER.

Today, the Rate is Exchange-Polled, The Credit is THE EXCHANGE **Declining % Bilateral => Declining Credit Sensitivity**

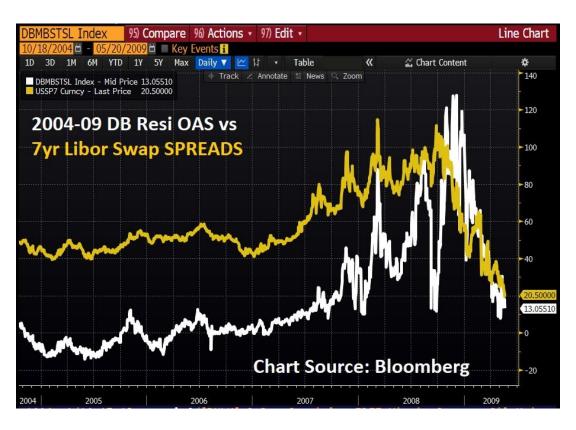


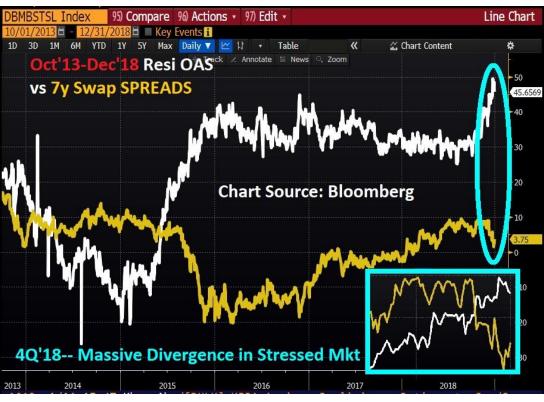
Dodd/Frank: "If It Can Be Cleared, It MUST Be Cleared"- the Exchange put the 'CHANGE' in LIBOR





The Change In the Credit Sensitivity of LIBOR Leads to Greater Resi OAS Vol (QT Influenced Too!)







Agency Resi OAS: Decoupled from Swap Spreads--Now Tracks CDX IG (Consequence of QT?)





Agency CMBS vs Swaps Remains Consistent CMBS OAS Vol ≈ Swap Vol ≈ CDX_IG Vol 4Q2011-1Q2019





Traders: Resi OAS FALLS After MBS QT >\$9bb 2019 Projects Massive \$175bb+ in MBS QT (?)



Projected MBS QT Runoff Will Be BIG in 2019								
MBS QT Dates	MBS QT Quantity	Expected Resi OAS Drop						
Feb 13 - Feb 27	\$14.9bb	Feb 28 - Mar 5						
Mar 13 - Mar 27	\$17.3bb	Mar 28 - Apr 2						
Apr 17 - May 1	\$19.9bb	May 2 - May 7						
May 15 - May 29	\$18.1bb	May 30 - June 4						
Jun 12 - Jun 26	\$18.0bb	Jun 27 - Jul 2						
Jul 10 - Jul 31	\$16.1bb	Aug 1 - Aug 6						
Aug 14 - Aug 28	\$16.0bb	Aug 29 - Sep 3						
Sep 11 - Sep 25	\$16.0bb	Sep 26 - Oct 1						
Oct 5 - Oct 30	\$20.0bb	Oct 31 - Nov 5						
Nov 13 - Nov 27	\$19.1bb	Nov 28 - Dec 2						



There HAVF To Be Three+ Benchmark Rates

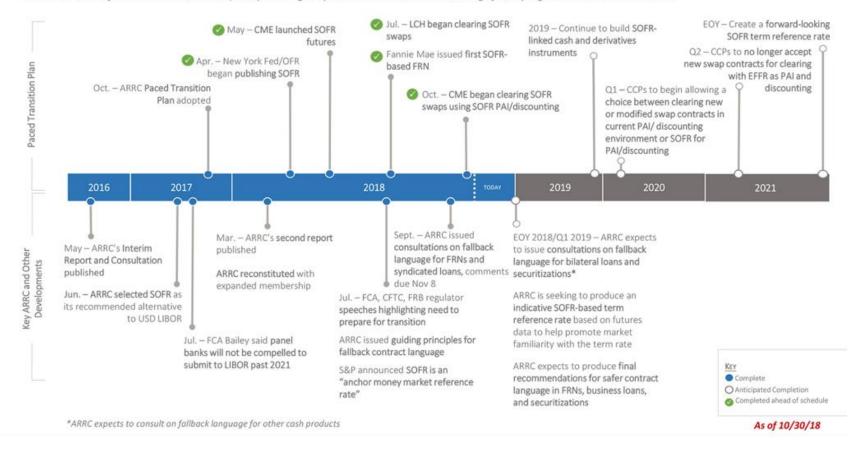
- ALL Must Be Overnight Rates
- ALL Must Be Actionable By The Fed
- ALL Must Have All-To-All Derivatives (Futures) for Hedging
- A Risk Free Rate (Treasury Collateralized) = SOFR (Treas Renamed)
- An Inter-Bank Rate (Bank Credit; NO Collateral) = Ameribor (~LIBID?)
- Lender to Bank Unsecured = ICE Bank Yield Index (~LIBOR?)
- A Collateral-Credit Rate (Collateral CREDIT; NOT Price) = igSOFR(?)



SOFR: Secured Overnight Funding Rate (EOY 2021)

Transition from U.S. Dollar LIBOR - Timeline

The Alternative Reference Rates Committee (ARRC) was originally convened in November 2014. Significant progress has been made to date.





If the ARRC 'Built' SOFR, Meet The Noah(s): John Hull & Alan White c.2012

HARDCORE RATE DERIVATIVE HISTORIANS-THIS IS THE FOUNDATION OF SOFR

Published in Journal Of Investment Management, Vol. 11, No.3, 14-27

LIBOR vs. OIS: The Derivatives Discounting Dilemma

John Hull and Alan White

March 2012 This Version: April 2013

Ask me about the 'Credit Double-Dip' in Bilateral Swaps

HIGHLIGHTS (for those who can't wait to read the full white paper):

LIBOR is an UNSECURED, continuously revalued, AA Credit Curve

LIBOR thought best for UNCOLLATERALIZED Rates OIS thought best for COLLATERALIZED Rates

HULL/WHITE: Use OIS for all discounting/valuation because OIS is a 'near-risk-free' rate

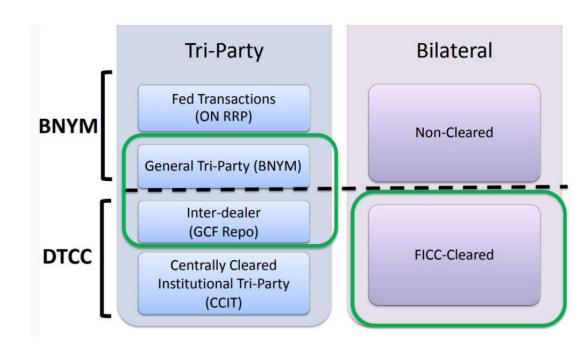
Concurrently, Dodd/Frank: "If it can be cleared it must be cleared ..." and thus collateralized.

→ Risk Free Rate must be collateralized and Cash or Treasuries ARE the collateral of the exchanges...

→ ARRC: "Let's Use Treasury Repo, eh, SOFR!!!"



SOFR: [Treasury] Secured Overnight Funding Rate-Not New, Just Treas G/C Repo Repackaged



Source: FRBNY

A Hybrid of 3 'G/C' 'O/N' Rates

- Overnight Treasury G/C Rate
- BoNY Triparty Repo
- GCF/DTCC Repo
- FICC-Cleared Bilateral Repo

"All transactions with rates below the 25th volume-weighted percentile rate within this data set will be removed, to reduce the impact of specials ..." FRBNY

SOFR pub time: (approx.): 8:30 a.m. ET based on the PRIOR day's trading activity



Following the Logic on SOFR

- If SOFR is really just Overnight Treasury Repo (general collateral)
- THEN TERM SOFR is just TERM Treasury Repo (general collateral) AND...
- PV of Term Repo Cash Flows MUST, by 'no arbitrage', be equal to PV of Equal Term Treasury Security Cash Flows...

Term SOFR is, effectively, a Treasury Security of Equal Maturity

1-week, 1-month, 3-month, 6-month, 9-month 12-month Term SOFR rates are expected to be 'published' based upon FRBNY comments.



No Free Lunch— PV Term SOFR Cash Flow MUST EQUAL PV Term Treasury Cash Flow

- Term SOFR rates will 'headline' below Treasury bi-annual coupon rates because of SOFR overnight compounding.
- BUT (excepting haircuts and cost, etc.)...
 - PV of cost of funds (SOFR) must equal PV of yield of Treasury
- Else:

Buy Treasury, Pledge it as Collateral, Pay SOFR, Receive Treasury Coupon

If anyone can make money doing the above (or taking opposite side), WELL- THAT IS FREE MONEY!

"No-Arbitrage" assures there must be parity at TERM as well as O/N



"Wait- with SOFR We're Gonna be Trading EVERYTHING off Spread-To-Treasuries?!?!"

SOFR OAS Vols are going to SUCK for traders/hedgers (esp. Mortgage).

AND, We have NO REAL HISTORY to adapt LIBOR-based OAS models

But, WE HAVE TOOLS: RATE & CREDIT, accessible to all institutions

As mentioned by Hull/White (aka The Noah-s): "Credit Must Be Handled Separately"

To get "Old-School LIBOR" Sensitivity, we NEED a SOFR-RATE Instrument AND a 'continuously repricing' AA-type CREDIT Instrument

This goes for LENDERs too! Used to lend (warehouse, revolver, etc.) at LIBOR+ X? Now the lending moves to SOFR+ (X.xx)*IG Credit Spread



SOFR Futures Volume Has Picked Up (Helps when bank dealers are being 'Federally inspired' to act)

ICE SOFR Futures: LARGE \$100 dv'01 per contract (\$12mm 1mo, \$4mm 3mo)



CME SOFR Futures: Eurodollar Equivalent Size \$25 dv'01 /contract (\$3mm 1mo, \$1mm 3mo)





Bloomberg EDSF Calculates 1mo & 3mo SOFR Implied Term Rates and Forward-Starting Rates





Use SOFR Futures to Swap FNMA Floater to Fixed. SOFR Futures Are the Rate Hedge Tool

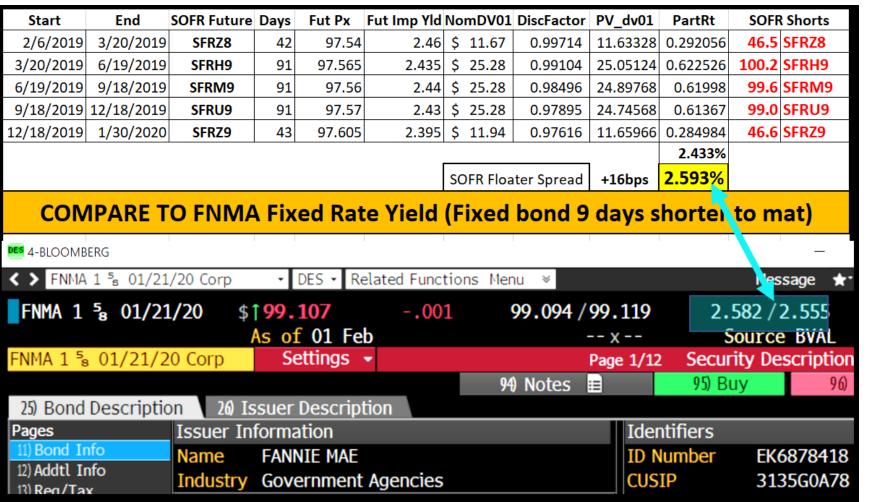
Issuer Ir	nformation							
Name	FANNIE MAE							
Industry	Government Ag	encies						
Security	Information							
Mkt Iss	Global							
Country	US	Currency	USD					
Rank	Unsecured	Series						
Coupon	2.740000	Type	Floating					
Formula	O/N SOFR +16.	0000						
Day Cnt	ACT/360 NON	. Iss Price	100.00000					
Maturity	01/30/2020							
BULLET								
Iss Sprd								
Calc Type (21)FLOAT RATE NOTE								
Pricing D	ate		07/26/2018					
Interest	Accrual Date		07/30/2018					
1st Settle	e Date		07/30/2018					
1st Coup	on Date		10/30/2018					

	Start Date	Days	Ticker	Last	Rate
10)	02/06/2019	42	SFRZ8	97.5400 y	2.4600
11)	03/20/2019	91	SFRH9	97.5650 y	2.4350
12)	06/19/2019	91	SFRM9	97.5600 y	2.4400
13)	09/18/2019	91	SFRU9	97.5700 y	2.4300
14)	12/18/2019	91	SFRZ9	97.6050 y	2.3950
15)	03/18/2020	91	SFRH0	97.6600 y	2.3400
16)	06/17/2020	91	SFRM0	97.7000 y	2.3000
17)	09/16/2020	91	SFRU0	97.7300 y	2.2700
18)	12/16/2020	91	SFRZ0	97.7450 y	2.2550



Synthetic SOFR Fixed Bond Yield ≈ Actual Fixed Rate Bond

Convexity IS Being MIS-PRICED on MANY Bonds—2-year SOFR Floaters A Bit Cheap (1-2bps)



The opposite of this trade may be executed to Swap Fannie Fixed Rate to Fannie SOFR Floater

That would be MY choice—I'd rather own a discount-priced Agency (pos Convexity) and Short the SOFR Futures (non-Convex). **NET Pos Convexity with** Fed in play.

2yr Convexity Adj on Futures \approx -0.6 bps



BUY a SOFR Floater / Offer a Floating Credit Line at a Fixed Spread to SOFR, To a non-Agency—Let alone, a non-SIFI-- Borrower? (Not with MY cash)

- In a CRISIS, SOFR will Follow Treasury Repo toward ZERO%
 - A Hedged Floater will PV all cash flows into immediate margin \$\$\$
 - BUT, where can you sell the floater? Not at or near PAR— new spread levels might be +250 – wiping out hedge gains (or, potentially more)
- The BIG problem: Hedging Floating Line at Fixed-Spread
 - LIBOR includes a AA-type credit sensitivity— when credit widens, LIBOR moves wider too.
 - SOFR will move NARROWER (Treasury Credit)
 - HEDGES ARE SYNTHETIC MATCHED-FUNDING PROXIES. IF YOU CAN'T BORROW AT CONSTANT FIXED-SPREAD OVER SOFR, YOU CANNOT HEDGE WITH SOFR ALONE
- Remember the Noah-s: "Credit Must Be Added, Separate from Rate"



Instead of LIBOR, Think: SOFR + [X.xx*(IG yield)]

- LIBOR = Treasury Rate Sensitivity + AA Credit Sensitivity
- SOFR = Treasury Rate Sensitivity
- IG Credit = Variable Investment Grade Credit (typically, AA- to A-)

 SO, To Make SOFR Behave Like LIBOR: ADD CREDIT SENSITIVITY USING CREDIT (CDX IG) FUTURES



IG Futures: 'The Credit Piece that SOFR lacks' CDX/Credit Futures are like "OAS in a Box"



ICE/Eris CREDIT Futures can be traded through Bloomberg EMSX, Voice, IB Chat, RJO Front-Ends, 3rd Party Front-Ends (IG & HY)



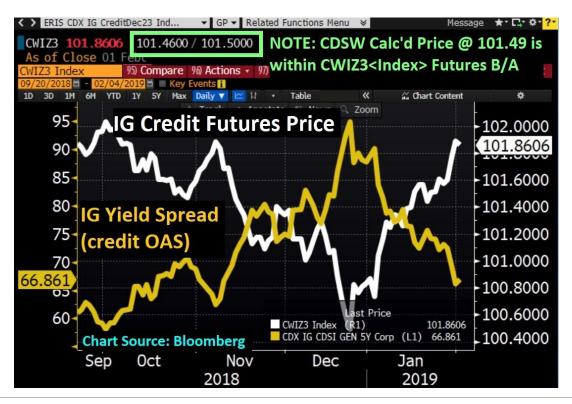
Time to Get Familiar with CREDIT FUTURES –

THE Answer to Returning Credit Sensitivity to Hedges & Financing Lines (ICE/Eris **Credit CDX Futures**)

The IG Credit Future Mirrors (and settles w/ a zero-basis to) CDX_IG



ICE/Eris CREDIT Futures: on BBRG, CWIA<Index>CT<Go> or CWIZ3 <Index>





Tail Hedge on DUS Using SOFR Futures





FN 464321: 109/N-Curve, 125/I-Curve, 136/SOFR

Start Dt	Valuaxn Dt	1mSOFR ICE	Days	Fut Px	SOFR Imp Yld	DUS UPB	NomDV'01	P۱	_DV'01	PartlRate	Future	Hedge Qty
2/6/2019	3/1/2019	SRDG9	23	97.5625	2.4375	65,412,621	\$ 417.91	\$	417.26	0.16	SRDG9	-4
3/1/2019	4/1/2019	SRDH9	31	97.5375	2.4625	65,412,621	\$ 563.28	\$	561.21	0.22	SRDH9	-6
4/1/2019	5/1/2019	SRDJ9	30	97.56499	2.43501	65,266,328	\$ 543.89	\$	540.79	0.21	SRDJ9	-5
5/1/2019	6/3/2019	SRDK9	33	97.57	2.43	65,152,465	\$ 597.23	\$	592.52	0.23	SRDK9	-6
6/3/2019	7/1/2019	SRDM9	28	97.55	2.45	65,026,983	\$ 505.77	\$	500.82	0.19	SRDM9	-5
7/1/2019	8/1/2019	SRDN9	31	97.56499	2.43501	64,911,865	\$ 558.96	\$	552.34	0.21	SRDN9	-6
8/1/2019	9/3/2019	SRDQ9	33	97.56499	2.43501	64,785,162	\$ 593.86	\$	585.52	0.23	SRDQ9	-6
9/3/2019	10/1/2019	SRDU9	28	97.56499	2.43501	64,668,776	\$ 502.98	\$	494.97	0.19	SRDU9	-5
10/1/2019	11/1/2019	SRDV9	31	97.5625	2.4375	64,551,779	\$ 555.86	\$	545.87	0.21	SRDV9	-5
11/1/2019	12/2/2019	SRDX9	31	97.57249	2.42751	64,423,249	\$ 554.76	\$	543.65	0.21	SRDX9	-5
12/2/2019	1/2/2020	SRDZ9	31	97.5775	2.4225	64,304,965	\$ 553.74	\$	541.52	0.21	SRDZ9	-5
1/2/2020	1/27/2020	SRDF0	25	97.59	2.41	64,175,182	\$ 445.66	\$	435.10	0.17	SRDF0	-4
						0		Hed	lge Yield:	2.4351%		

Via Synthetics (efficient mkt): 27bps difference between N-curve & SOFR => Additional IG Yield to add to SOFR hedge is: (27bps benchmark spread)/(68bps/IG) => 0.4 IG. So, (0.4 IG)*\$65mm=\$26mm IG => -260 IG Futures (Also, optimized MVHR is good)



Ameribor: The New Inter-Bank Index

www.theAFEX.com

- **UN-secured Overnight** Borrow/Lend Platform
- Just over 100 participating banks, funds
- Bilateral- Bank/Fund-to-Bank/Fund
- CFE/CBOE Exchange Integrity Piping (no touch, but enforcement)
- History suggests most activity at IOER+15ish bps
- Blind Execution with mutually accepted counterparties
- Excellent late-day funding source for banks at competitive rates
- Excellent late day lending alt for funds/non-bank financials
- **FUTURES SOON**



(chart source: Bloomberg)



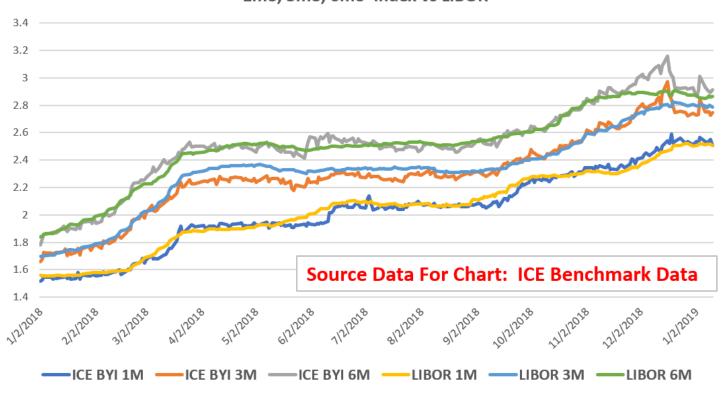
New ICE Benchmark Seeks to Better Replace Rate & Credit Sensitivity of LIBOR (fill or kill 102020)

- THE U.S. DOLLAR ICE BANK YIELD INDEX
- TRANSACTION-BASED
- Index is designed to measure the yields at which investors are willing to invest U.S. dollar funds in large, internationally active banks on a wholesale, unsecured basis over one-month, three-month and six-month periods.
 - Effectively, offshore US Dollar-based CD rates from BIG, Money-Center Banks
- IBA is now inviting market participants and stakeholders to review and provide feedback on the U.S. Dollar ICE Bank Yield Index and its proposed methodology via email at IBA@theice.com by March 31, 2019.



Please Contact ICE Benchmark Administration To Express Interest and/or Comments

Propossed ICE Bank Yld Index: 1mo, 3mo, 6mo Index vs LIBOR

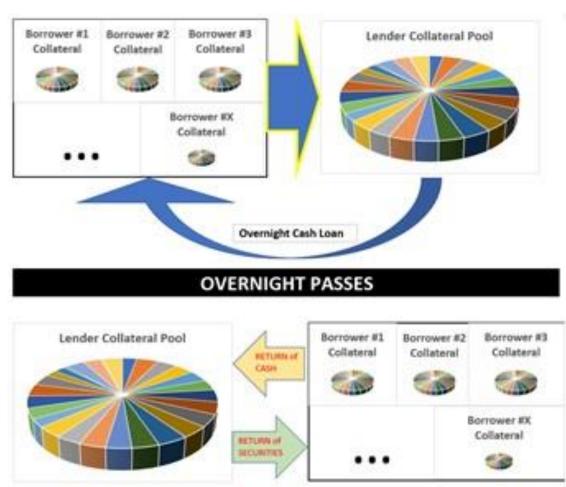


https://www.theice.com/iba/Bank-Yield-Index-Test-Rates



FIG @ RJO Proposed Credit (not Price) Based Overnight Lending Platform: IG SOFR

- **Overnight Lending Based Upon Credit of Bonds Pledged**
- Haircut Based on Credit, Maturity, Coupon
- Max concentration of Bonds Pledged is 5% in any single CUSIP
- Aggregate info on all bonds pledged is announced
- **Lenders bid, Dutch-Auction-Style**
- **Pure CREDIT-BASED overnight lending rate** established from massive transactions (akin to Treasury-SOFR)
- Goal: Create a TARP-like overnight lending platform that eliminates security PRICE from 'lending equation'









SOFR, Ameribor, Potentially ICE Bank Yield Index, and FIG IG SOFR all provide Avenues for the FED to ADD LIQUIDITY IN CRISIS— Without doing what the ECB, BOJ, and other Central Banks have done: Risk Balance Sheet Integrity by ADDING CREDIT-RISK ASSETS. We don't want that...



Thank you all for participating. Thanks to SFBTA for the opportunity to speak.

Contact RJO FIG with Questions: 800-367-3349 fig@rjobrien.com

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