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**Announcements**

INDICES		FEES		Lock Information	
Prime	3.250%	Underwriting	\$ 699	- Lock on-line at submitted status at <a href="http://www.brokerfha.com">www.brokerfha.com</a>	
12 Mo Libor	1.189%	Funding	\$ 299	- 15 Day Locks must have all PTD's signed off	
12 Mo Treasury	0.386%	FHA Streamlines w/o Appraisal	less \$200	- 45 Day Locks on Purchase loans only	
		FHA Streamlines with Appraisal	less \$100	- 45 Day Locks add to 30 Day price 0.250	
		For Texas Loans Only, Doc Fee	\$ 225	15 Day Lock Expires on: 8/13/2010	
				30 Day Lock Expires on: 8/28/2010	
				45 Day Lock Expires on: 9/12/2010	
				Extensions (business days):	
				3 Day 0.125	
				5 Day 0.250	
				10 Day 0.375	
				<b>Lock Desk Closes at 3 PM PST</b>	

**CONVENTIONAL CONFORMING FIXED RATE**

30 Year Fixed Rate CF300		
Rate	15 Day	30 Day
5.500%	(3.90)	(3.70)
5.375%	(3.90)	(3.70)
5.250%	(3.90)	(3.70)
5.125%	(3.90)	(3.70)
5.000%	(3.64)	(3.44)
4.875%	(3.27)	(3.07)
4.750%	(2.47)	(2.27)
4.625%	(2.14)	(1.94)
4.500%	(1.68)	(1.48)
4.375%	(1.31)	(1.11)
4.250%	(0.57)	(0.37)

15 Year Fixed Rate CF150		
Rate	15 Day	30 Day
4.750%	(3.90)	(3.70)
4.625%	(3.69)	(3.49)
4.500%	(3.53)	(3.33)
4.375%	(3.32)	(3.12)
4.250%	(2.89)	(2.69)
4.125%	(2.05)	(1.85)
4.000%	(1.70)	(1.50)
3.875%	(1.37)	(1.17)
3.750%	(0.85)	(0.65)
3.625%	N/A	N/A
3.500%	N/A	N/A

Price Adjustments	
Property Type	LTV
2 Units	1.000
3 - 4 Units	1.500
Condo	> 75 0.750
Cooperative	> 75 0.750
Non-Owner	LTV
	<=75 75.01 - 80
Non Owner	1.750 3.000
High Balance Loans	
Cash Out Refinance	1.000
Other	
Escrow Waiver	0.25
Loans < \$120,000	0.50
Loans < \$50,000*	1.50
*Not cumulative with above loan balance adj	
Max Rebate - Fixed Rate	3.50
Max Rebate - Adjustable Rate	2.25

HIGH BALANCE 30 Year Fixed Rate CF300HB		
Rate	15 Day	30 Day
5.500%	(2.90)	(2.70)
5.375%	(2.90)	(2.70)
5.250%	(2.90)	(2.70)
5.125%	(2.90)	(2.70)
5.000%	(2.64)	(2.44)
4.875%	(2.27)	(2.07)
4.750%	(1.47)	(1.27)
4.625%	(1.14)	(0.94)
4.500%	(0.68)	(0.48)
4.375%	(0.31)	(0.11)
4.250%	0.43	0.63

HIGH BALANCE 15 Year Fixed Rate CF150HB		
Rate	15 Day	30 Day
4.750%	(2.90)	(2.70)
4.625%	(2.69)	(2.49)
4.500%	(2.53)	(2.33)
4.375%	(2.32)	(2.12)
4.250%	(1.89)	(1.69)
4.125%	(1.05)	(0.85)
4.000%	(0.70)	(0.50)
3.875%	(0.37)	(0.17)
3.750%	0.15	0.35
3.625%	N/A	N/A
3.500%	N/A	N/A

- Product Notes:**
- All pricing adjustments are cumulative unless noted
  - Maximum LTV on conventional products is 80%
  - Interest Only loans are *Not* available
  - Minimum credit score
 

Conforming	620
High Balance	680
  - Conv product available in the following states:  
 AZ, CA, CO, FL, GA, HI, IN, MA, MD, MN,  
 MT, NV, OH, OR, SC, TN, TX, UT, WA

**Conventional LTV/FICO Grid**

Applies to all programs with amortization terms > 180 months

	620 - 639	640 - 659	660 - 679	680 - 699	700 - 719	720 - 739	> 740
<= 60	0.750	0.500	0.000	0.000	(0.250)	(0.250)	(0.250)
60.01 - 70	1.500	1.250	1.000	0.500	0.500	0.000	0.000
70.01 - 75	3.000	2.500	2.000	1.000	0.500	0.000	0.000
75.01 - 80	3.000	3.000	2.500	1.500	0.750	0.250	0.000
80.01 - 85	3.000	2.750	2.250	1.000	0.500	0.000	0.000
85.01 - 90	2.750	2.250	1.750	0.750	0.500	0.000	0.000
90.01 - 95	2.750	2.250	1.750	0.750	0.500	0.000	0.000

**Mortgages with Subordinate Financing**

Applies to all programs

	CLTV	FICO	
		< 720	>= 720
All Conforming	>95%	1.500	1.500
Non-IO Loans	90.01 - 95	0.500	0.250
Non-IO Loans	75.01 - 90	0.250	0.000

**Conventional Cash-Out Refi LTV / FICO Grid**

Applies to all programs

	620 - 639	640 - 659	660 - 679	680 - 699	700 - 719	720 - 739	> 740
<= 60	0.250	0.250	0.250	0.000	0.000	0.000	0.000
60.01 - 75	1.250	1.250	0.750	0.750	0.625	0.625	0.250
75.01 - 80	2.750	2.250	1.500	1.375	0.750	0.750	0.500
80.01 - 85	3.000	3.000	2.500	2.500	1.500	1.500	0.625
> 85	2.500	2.500	2.000	2.000	1.000	1.000	0.625



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CONVENTIONAL CONFORMING ADJUSTABLE RATE

3/1 Adjustable Rate CA31L			
Rate	15 Day	30 Day	
5.000%	(2.25)	(2.05)	
4.875%	(2.25)	(2.05)	
4.750%	(2.08)	(1.88)	
4.625%	(2.08)	(1.88)	
4.500%	(2.19)	(1.99)	
4.375%	(2.19)	(1.99)	
4.250%	(2.19)	(1.99)	
4.125%	(2.19)	(1.99)	
4.000%	(2.19)	(1.99)	
3.875%	(2.17)	(1.97)	
3.750%	(1.94)	(1.74)	

5/1 Adjustable Rate CA51L			
Rate	15 Day	30 Day	
4.500%	(2.25)	(2.05)	
4.375%	(2.25)	(2.05)	
4.250%	(2.25)	(2.05)	
4.125%	(2.25)	(2.05)	
4.000%	(2.25)	(2.05)	
3.875%	(2.25)	(2.05)	
3.750%	(2.09)	(1.89)	
3.625%	(1.76)	(1.56)	
3.500%	(1.46)	(1.26)	
3.375%	(1.07)	(0.87)	
3.250%	0.66	0.86	

7/1 Adjustable Rate CA71L			
Rate	15 Day	30 Day	
4.500%	(2.25)	(2.05)	
4.375%	(2.25)	(2.05)	
4.250%	(2.25)	(2.05)	
4.125%	(2.25)	(2.05)	
4.000%	(2.09)	(1.89)	
3.875%	(1.68)	(1.48)	
3.750%	(1.27)	(1.07)	
3.625%	(0.87)	(0.67)	
3.500%	(0.45)	(0.25)	
3.375%	0.23	0.43	
3.250%	1.33	1.53	

Caps 2/2/6  
Margin 2.25%

Caps 5/2/5  
Margin 2.25%

Caps 5/2/5  
Margin 2.25%

HIGH BALANCE 3/1 Adjustable Rate CA31LHB			
Rate	15 Day	30 Day	
5.000%	(1.25)	(1.05)	
4.875%	(1.25)	(1.05)	
4.750%	(1.08)	(0.88)	
4.625%	(1.03)	(0.83)	
4.500%	(1.19)	(0.99)	
4.375%	(1.19)	(0.99)	
4.250%	(1.19)	(0.99)	
4.125%	(1.19)	(0.99)	
4.000%	(1.19)	(0.99)	
3.875%	(1.17)	(0.97)	
3.750%	(0.94)	(0.74)	

HIGH BALANCE 5/1 Adjustable Rate CA51LHB			
Rate	15 Day	30 Day	
4.500%	(1.25)	(1.05)	
4.375%	(1.25)	(1.05)	
4.250%	(1.25)	(1.05)	
4.125%	(1.25)	(1.05)	
4.000%	(1.25)	(1.05)	
3.875%	(1.25)	(1.05)	
3.750%	(1.09)	(0.89)	
3.625%	(0.76)	(0.56)	
3.500%	(0.46)	(0.26)	
3.375%	(0.07)	0.13	
3.250%	1.66	1.86	

HIGH BALANCE 7/1 Adjustable Rate CA71LHB			
Rate	15 Day	30 Day	
4.500%	(1.25)	(1.05)	
4.375%	(1.25)	(1.05)	
4.250%	(1.25)	(1.05)	
4.125%	(1.25)	(1.05)	
4.000%	(1.09)	(0.89)	
3.875%	(0.68)	(0.48)	
3.750%	(0.27)	(0.07)	
3.625%	0.13	0.33	
3.500%	0.55	0.75	
3.375%	1.23	1.43	
3.250%	2.33	2.53	

Caps 2/2/6  
Margin 2.25%

Caps 5/2/5  
Margin 2.25%

Caps 5/2/5  
Margin 2.25%

Use LTV / FICO grids and Price Adjustments from the conventional conforming fixed rate for adjustable rate on page 1 of this rate sheet

GOVERNMENT PROGRAMS

30 Year Fixed Rate FHA300			
Rate	15 Day	30 Day	
5.000%	(3.90)	(3.70)	
5.375%	(3.90)	(3.70)	
5.250%	(3.90)	(3.70)	
5.125%	(3.90)	(3.70)	
5.000%	(3.90)	(3.70)	
4.875%	(3.70)	(3.50)	
4.750%	(3.45)	(3.25)	
4.625%	(2.57)	(2.37)	
4.500%	(2.39)	(2.19)	
4.375%	(1.78)	(1.58)	
4.250%	(1.14)	(0.94)	

5/1 Adjustable Rate FHA51T			
Rate	15 Day	30 Day	
4.750%	(1.90)	(1.70)	
4.625%	(1.90)	(1.70)	
4.500%	(1.90)	(1.70)	
4.375%	(1.90)	(1.70)	
4.250%	(1.90)	(1.70)	
4.125%	(1.90)	(1.70)	
4.000%	(1.85)	(1.65)	
3.875%	(1.84)	(1.64)	
3.750%	(1.52)	(1.32)	
3.625%	(1.13)	(0.93)	

Product Notes & Price Adjustments	
Min FICO for Standard Balance Purchase	620
Min FICO for Standard Balance Non-Purchase	640
Minimum FICO for High Balance Transactions:	
Purchase / Rate and Term Refinance	640
Streamline Refinance	640
Cash out Refinance	660
Loans < \$150,000	0.250
Loans < \$100,000*	0.750
Loans < \$50,000*	2.750
* Not cumulative with other loan balance adjustments above	
Loans >= \$550,000 and FICO >= 720	(0.250)
Manual Underwrite	1.000
FICO >= 720	(0.125)
FICO 680-719	no adjustment
FICO 660-679	0.250
FICO 620 - 659	0.500
No FICO	2.000
CLTV exceeds LTV	0.250
Loans in CO, NV or OR < \$200K	0.125
Loans in AZ, CA or FL < \$225K	0.250
* All adjustments to pricing are cumulative unless noted	
Max Rebate - Fixed Rate	3.50
Max Rebate - Adjustable Rate	2.00

Caps 1/1/5  
Margin 2.25%

HIGH BALANCE 30 Year Fixed Rate FHA300HB			
Rate	15 Day	30 Day	
5.000%	(2.90)	(2.70)	
5.375%	(2.90)	(2.70)	
5.250%	(2.90)	(2.70)	
5.125%	(2.90)	(2.70)	
5.000%	(2.90)	(2.70)	
4.875%	(2.70)	(2.50)	
4.750%	(2.45)	(2.25)	
4.625%	(1.57)	(1.37)	
4.500%	(1.39)	(1.19)	
4.375%	(0.78)	(0.58)	
4.250%	(0.14)	0.06	

HIGH BALANCE 5/1 Adjustable Rate FHA51T			
Rate	15 Day	30 Day	
4.750%	(0.70)	(0.50)	
4.625%	(0.70)	(0.50)	
4.500%	(0.70)	(0.50)	
4.375%	(0.70)	(0.50)	
4.250%	(0.70)	(0.50)	
4.125%	(0.70)	(0.50)	
4.000%	(0.65)	(0.45)	
3.875%	(0.64)	(0.44)	
3.750%	(0.32)	(0.12)	

Caps 1/1/5  
Margin 2.25%



Approved States: AZ, CA, CO, FL, GA, HI, IN, MA, MD, MN, MT, NV, OH, OR, SC, TN, TX, UT, WA