

GOVERNMENT LOANS PAGE 1 OF 6

30 YEAR FIXED					30 YEAR ARMS										
30 YEAR FIXED RATE					30 YEAR FHA ARMS					30 YEAR 3/1 2.0/2.25 MARGIN FHA/VA ARMS					
FHA - 1001		VA - 2001			2.00% Margin - 1003		2.75% Margin - 1006			FHA - 1018		VA - 2018			
FHA Buydown - 1004		VA Buydown - 2007													
203KS Streamline - 1020		RHS - 3001													
Rate	15 Day 4/12	30 Day 4/27	45 Day 5/12	60 Day 5/27	Rate	15 Day 4/12	30 Day 4/27	45 Day 5/12	60 Day 5/27	Rate	15 Day 4/12	30 Day 4/27	45 Day 5/12	60 Day 5/27	
5.625%	99.680	99.641	99.602	99.563	4.250%	97.264	97.221	97.178	97.135	4.750%	97.795	97.752	97.709	97.666	
5.750%	100.118	100.079	100.040	100.001	4.375%	97.389	97.346	97.303	97.260	4.875%	98.108	98.065	98.022	97.979	
5.875%	100.878	100.839	100.800	100.761	4.500%	98.514	98.471	98.428	98.385	5.000%	98.670	98.627	98.584	98.541	
6.000%	101.753	101.714	101.675	101.636	4.625%	98.639	98.596	98.553	98.510	5.125%	98.983	98.940	98.897	98.854	
6.125%	102.003	101.964	101.925	101.886	4.750%	98.764	98.721	98.678	98.635	5.250%	99.295	99.252	99.209	99.166	
6.250%	102.378	102.339	102.300	102.261	4.875%	98.889	98.846	98.803	98.760	5.375%	99.608	99.565	99.522	99.479	
6.375%	102.753	102.714	102.675	102.636	5.000%	99.827	99.784	99.741	99.698	5.500%	100.045	100.002	99.959	99.916	
6.500%	103.654	103.615	103.576	103.537	5.125%	99.952	99.909	99.866	99.823	5.625%	100.358	100.315	100.272	100.229	
6.625%	103.717	103.678	103.639	103.599	5.250%	100.077	100.034	99.991	99.948	5.750%	100.508	100.465	100.422	100.379	
6.750%	103.842	103.803	103.764	103.724	5.375%	100.202	100.159	100.116	100.073	5.875%	100.639	100.596	100.553	100.510	
6.875%	104.071	104.032	103.993	103.954	5.500%	100.670	100.627	100.584	100.541	6.000%	101.170	101.127	101.084	101.041	
7.000%	105.378	105.339	105.300	105.261	5.625%	100.795	100.752	100.709	100.666	6.125%	101.233	101.190	101.147	101.104	
7.125%	104.883	104.844	104.805	104.766	5.750%	100.920	100.877	100.834	100.791	6.250%	101.545	101.502	101.459	101.416	
					5.875%	101.045	101.002	100.959	100.916	6.375%	NQ	NQ	NQ	NQ	
30 YEAR FIXED GOVT ADJUSTMENTS					30 YEAR ARM ADJUSTMENTS										
Loan amounts < \$30,001					-2.300	Loan amounts < \$30,001				-1.800	Loan amounts < \$70,001				-0.300
Loan amounts < \$40,001					-1.175	Loan amounts < \$40,001				-1.175	Loan amounts < \$80,001				-0.150
Loan amounts < \$50,001					-0.800	Loan amounts < \$50,001				-0.800	Loan amounts < \$90,001				-0.100
Loan amounts < \$60,001					-0.350	Loan amounts < \$60,001				-0.350	Loan amounts < \$100,001				-0.050
Loan amounts < \$70,001					-0.300	Plan 1003				-0.375	Plan 2018				-0.250
Loan amounts < \$80,001					-0.150	No off sheet pricing for plans 1018 & 2018.									
Loan amounts < \$90,001					-0.100										
Loan amounts < \$100,001					-0.050										
VA/RHS Loans					-0.250										
1004 - FHA BUYDOWN					-0.375										
1020 - 203K Streamline					-0.500										
2007 - VA BUYDOWN					-0.375										

15 YEAR FIXED					
15 YEAR FIXED RATE					
FHA - 1002		VA - 2002			
Rate	15 Day 4/12	30 Day 4/27	45 Day 5/12	60 Day 5/27	
5.000%	97.520	97.496	97.473	97.449	
5.500%	99.641	99.617	99.594	99.570	
6.000%	101.582	101.559	101.535	101.512	
6.500%	102.649	102.626	102.602	102.579	
15 YEAR FIXED GOVT ADJUSTMENTS					
Loan amounts < \$30,001					-1.800
Loan amounts < \$40,001					-0.925
Loan amounts < \$50,001					-0.675
Loan amounts < \$60,001					-0.425
Loan amounts < \$70,001					-0.300
Loan amounts < \$80,001					-0.175
Loan amounts < \$90,001					-0.050
VA/RHS Loans					-0.250

203 (K) 30 YEAR FIXED			
203 (K) - 1009			
Rate	15 Day 4/12	45 Day 5/12	
5.750%	98.193	98.154	
6.000%	99.828	99.789	
6.250%	100.453	100.414	
6.500%	101.729	101.690	
6.750%	101.917	101.878	
7.000%	103.578	103.539	
7.250%	103.521	103.482	
	NQ	NQ	
203 (K) ADJUSTMENTS			
Loan amounts < \$60,000			-0.500
Mandatory Delivery			+0.250
Correspondents must be prior approved for 203 (K) loans			

STATE ADJUSTMENTS	
FL	+0.125
GA	+0.100
MA	-0.100
NC	+0.100
OK	+0.100
PA	+0.100
SC	+0.100
TX	+0.200

Rate Lock Expiration and Grid Extension Policy
All loans must close and disburse by the rate lock expiration date. The file must be delivered to USBHM by the expiration date or 10 calendar days from the date of disbursement, whichever ever falls later. Worse Case pricing, or Grid ext.'s can be done at any time before or on the exp. date.
Grid Extension Pricing: 1 business day @ no cost 5 business days for .25% 10 business days for .375% 15 business days for .50%
A one time 1-day grid ext. per lock. Up to two exts. can be done without approval. A third time ext. must be approved by management before confirming.

See Page 3 for TRANSFER FEES

GOVERNMENT FOOTNOTES
Please call for rate not offered herein.
90 day price - deduct .375 pts. from 60 day price.
120 day price - use 60 day price (requires non-refundable up-front fee of 0.625%.)
Manufactured Homes - deduct .50 from price.
All FHA/VA/RHS loans require impounds for taxes & hazard insurance.

**CHECK OUT OUR NEW FHLMC INTEREST
ONLY FIXED RATE 20 & 30 YR PROGRAMS
ON PAGE 3**

CONVENTIONAL LOANS											
FHLMC FIXED RATE / INTEREST ONLY 1st 10 YEARS											
30 YEAR					20 YEAR						
30 Yr Fixed/Int Only 1st 10 Yrs - 3665					20 Yr Fixed/Int Only 1st 10 Yrs - 3649						
30 Yr Fixed/Int Only 1st 10 Yrs 80/20 - 3694					20 Yr Fixed/Int Only 1st 10 Yrs 80/20 - 3693						
SISA 30 Yr Fixed/Int Only 1st 10 Yrs - 3696					SISA 30 Yr Fixed/Int Only 1st 10 Yrs - 3695						
Rate	15 Day 4/12	30 Day 4/27	45 Day 5/12	60 Day 5/27	Rate	15 Day 4/12	30 Day 4/27	45 Day 5/12	60 Day 5/27		
6.125%	99.512	99.469	99.426	99.383	6.000%	99.785	99.742	99.699	99.656		
6.250%	100.095	100.052	100.009	99.966	6.125%	100.150	100.107	100.064	100.021		
6.375%	100.630	100.587	100.544	100.501	6.250%	100.906	100.863	100.820	100.777		
6.500%	101.167	101.124	101.081	101.038	6.375%	101.479	101.436	101.393	101.350		
6.625%	101.592	101.549	101.506	101.463	6.500%	101.905	101.862	101.819	101.776		
6.750%	101.846	101.803	101.760	101.717	6.625%	102.210	102.167	102.124	102.081		
6.875%	102.362	102.319	102.276	102.233	6.750%	102.655	102.612	102.569	102.526		
7.000%	102.792	102.749	102.706	102.663	6.875%	103.140	103.097	103.054	103.011		
7.125%	103.035	102.992	102.949	102.906	7.000%	103.484	103.441	103.398	103.355		
7.250%	103.269	103.226	103.183	103.140	7.125%	103.713	103.670	103.627	103.584		
7.375%	103.462	103.419	103.376	103.333	7.250%	103.902	103.859	103.816	103.773		
7.500%	103.399	103.356	103.313	103.270	7.375%	104.051	104.008	103.965	103.922		
7.625%	103.348	103.305	103.262	103.219	7.500%	103.987	103.944	103.901	103.858		
ADJUSTMENTS											
Loan amounts < \$30,001					-1.750	Loan amounts < \$80,001					-0.450
Loan amounts < \$45,001					-1.125	Loan amounts < \$100,001					-0.300
Loan amounts < \$60,001					-0.800	Loan amounts < \$160,001					-0.200
Loan amounts < \$70,001					-0.600	Loan amounts < \$170,001					-0.125
SISA Programs (Plans 3695 & 3696)											
FICO scores 700 - 729											-0.250
Escrow waiver (LTV = 80%)											-0.250
20 yr plans 3649 , 3693 and 3695 not eligible for 0.25 pt. improvement											
See FHLMC Delivery Fee Schedule for additional adjustments.											

FEE SCHEDULE	
Loans purchased on or after 7/1/05	
Tax Service Fee - All Loans	\$80
Conventional Loan Transfer Fee	\$140
FHA/VA Loan Transfer fee	\$190
Rural Development Transfer Fee	\$270
Rural Development Underwriting Fee (including loans with FICO Scores below 585)	\$100
Conventional Loan Underwriting Fee LP/DU Validation	\$40
Conventional Loan Full Underwriting Fee	\$85
FHA Sponsorship Underwriting Fee	\$100
FHA Sponsorship Insuring Fee	\$60
Transfer fee for second	\$100

FHLMC A - MINUS PROGRAMS											
30 YEAR A - MINUS					15 YEAR A - MINUS						
FHLMC 30/20 YR A MINUS - 3642					FHLMC 15/10 YR A MINUS - 3643						
Rate	15 Day 4/12	30 Day 4/27	45 Day 5/12	60 Day 5/27	Rate	15 Day 4/12	30 Day 4/27	45 Day 5/12	60 Day 5/27		
5.750%	98.460	98.417	98.374	98.331	5.250%	98.098	98.074	98.051	98.028		
5.875%	99.182	99.139	99.096	99.053	5.375%	98.710	98.686	98.663	98.639		
6.000%	99.757	99.714	99.671	99.628	5.500%	99.110	99.086	99.063	99.039		
6.125%	100.282	100.239	100.196	100.153	5.625%	99.481	99.458	99.434	99.411		
6.250%	100.738	100.695	100.652	100.609	5.750%	99.938	99.914	99.891	99.867		
6.375%	101.370	101.327	101.284	101.241	5.875%	100.494	100.471	100.447	100.424		
6.500%	101.839	101.796	101.753	101.710	6.000%	100.850	100.827	100.803	100.780		
6.625%	102.251	102.208	102.166	102.123	6.125%	101.146	101.122	101.099	101.076		
6.750%	102.570	102.527	102.484	102.441	6.250%	101.633	101.609	101.586	101.562		
6.875%	102.992	102.949	102.906	102.863	6.375%	102.089	102.065	102.042	102.018		
6.950%	103.104	103.061	103.018	102.975	6.500%	102.312	102.289	102.266	102.242		
7.000%	103.354	103.311	103.268	103.225	6.625%	102.525	102.501	102.478	102.454		
7.125%	103.491	103.448	103.405	103.362	6.750%	102.675	102.652	102.628	102.605		
7.250%	103.491	103.448	103.405	103.362	6.875%	102.945	102.922	102.898	102.875		
7.375%	103.491	103.448	103.405	103.362	7.000%	102.947	102.923	102.900	102.877		
A - MINUS ADJUSTMENTS											
30 YEAR					15 YEAR						
Loan amounts < \$30,001					-1.155	Loan amounts < \$30,001					-0.900
Loan amounts < \$45,001					-0.745	Loan amounts < \$45,001					-0.735
Loan amounts < \$60,001					-0.530	Loan amounts < \$60,001					-0.490
Loan amounts < \$70,001					-0.405	Loan amounts < \$70,001					-0.400
Loan amounts < \$80,001					-0.305	Loan amounts < \$80,001					-0.400
Loan amounts < \$100,001					-0.205	Loan amounts < \$100,001					-0.240
Loan amounts < \$140,001					-0.130	Loan amounts < \$140,001					-0.150
Loan amounts < \$160,001					-0.130	Loan amounts < \$160,001					-0.075
Loan amounts < \$170,001					-0.130	Loan amounts < \$170,001					-0.075

STATE ADJUSTMENTS	
FL	+0.125
GA	+0.100
MA	-0.100
NC	+0.100
OK	+0.100
PA	+0.100
SC	+0.100
TX	+0.200

"PIGGYBACK BUSTER" / SINGLE FILE 30 YEAR LOANS														PAGE 4 OF 6					
80.01% - 90% LTV					90.01% - 95% LTV					95.01% - 100% LTV									
80.01-90% LTV - 3684					90.01-95% LTV - 3685					95.01-100% LTV - 3686									
Rate	15 Day 4/12	30 Day 4/27	45 Day 5/12	60 Day 5/27	Rate	15 Day 4/12	30 Day 4/27	45 Day 5/12	60 Day 5/27	Rate	15 Day 4/12	30 Day 4/27	45 Day 5/12	60 Day 5/27					
5.875%	98.204	98.161	98.118	98.075	5.875%	97.676	97.633	97.590	97.547	6.125%	97.674	97.631	97.588	97.545					
6.000%	98.889	98.846	98.803	98.760	6.000%	98.291	98.248	98.205	98.162	6.250%	98.416	98.373	98.330	98.287					
6.125%	99.538	99.495	99.452	99.409	6.125%	98.801	98.758	98.715	98.672	6.375%	98.966	98.923	98.880	98.837					
6.250%	100.111	100.068	100.025	99.982	6.250%	99.554	99.511	99.468	99.425	6.500%	99.466	99.423	99.380	99.337					
6.375%	100.599	100.556	100.513	100.470	6.375%	100.079	100.036	99.993	99.950	6.625%	99.884	99.841	99.798	99.755					
6.500%	101.016	100.973	100.930	100.887	6.500%	100.529	100.486	100.443	100.400	6.750%	100.661	100.618	100.575	100.532					
6.625%	101.763	101.720	101.677	101.634	6.625%	100.924	100.881	100.838	100.795	6.875%	101.177	101.134	101.091	101.048					
6.750%	102.223	102.180	102.137	102.094	6.750%	101.761	101.718	101.675	101.632	7.000%	101.570	101.527	101.484	101.441					
6.875%	102.598	102.555	102.512	102.469	6.875%	102.198	102.155	102.112	102.069	7.125%	101.794	101.751	101.708	101.665					
7.000%	102.924	102.881	102.838	102.795	7.000%	102.547	102.504	102.461	102.418	7.250%	102.380	102.337	102.294	102.251					
7.125%	103.423	103.380	103.337	103.294	7.125%	102.711	102.668	102.625	102.582	7.375%	102.819	102.777	102.734	102.691					
7.250%	103.759	103.716	103.673	103.630	7.250%	103.415	103.372	103.329	103.286	7.500%	103.081	103.038	102.995	102.952					
7.375%	103.991	103.948	103.905	103.862	7.375%	103.736	103.693	103.650	103.607	7.625%	103.281	103.238	103.195	103.152					
7.500%	104.086	104.043	104.000	103.957	7.500%	103.949	103.906	103.863	103.820	7.750%	103.452	103.409	103.366	103.323					
	NQ	NQ	NQ	NQ		NQ	NQ	NQ	NQ		1.836	1.793	NQ	1.707					
PIGGYBACK BUSTER 30 YEAR ADJUSTMENTS										ADDITIONAL ADJUSTMENTS									
Loan amounts < \$30,001					-1.750					Loan amounts < \$80,001					-0.450				
Loan amounts < \$45,001					-1.125					Loan amounts < \$100,001					-0.300				
Loan amounts < \$60,001					-0.800					Loan amounts < \$160,001					-0.200				
Loan amounts < \$70,001					-0.600					Loan amounts < \$170,001					-0.125				
"PIGGYBACK BUSTER" / SINGLE FILE RULES										80.01% - 100% LTV									
										80.01-100% LTV - 3689									
					Max LTV		Max Loan Amt												
Primary 1 unit					100%		\$417,000			Rate									
Primary 2 Unit					95%		\$533,850			4/12									
Cashout Refi					-1.125					30 Day									
Investment property					-3.250		Minimum LTV 80.01%			4/27									
Second Home					-0.375		No subordinate financing allowed			45 Day									
Primary 1 Unit Purchase & Rate Term Refinance										60 Day									
<u>LTV</u>					<u>Max Debt-To-Income Ratio</u>					<u>Minimum FICO Score</u>									
95.01 - 100%					45%					680									
80.01 - 95%					45%					680									
80.01 - 95%					50%					700									
Primary 2 Unit Purchase & Rate Term Refinance																			
<u>LTV</u>					<u>Max Debt-To-Income Ratio</u>					<u>Minimum FICO Score</u>									
80.01 - 95%					45%					680									
80.01 - 95%					50%					700									
Consult product guidelines for additional product rules and adjustments.																			
Off-sheet pricing is NOT available on Plans 3684, 3685, 3686 and 3689.																			
JUMBOS					SECONDS					ELITE ALT A FIXED RATE									
30 YR FIXED RATE					15 YR FIXED RATE					FIXED RATE		1 YR ARM			15/30 YR FIXED RATE				
30 YR - 3776					10/15 YR - 3777					FIXED RATE - 3101		1YR ARM - 3141			Full Doc - 3778				
30 YR IO - 3739															NINA-3780				
															No Ratios - 3779				
															SIVA-3781				
Rate	15 Day 4/12	30 Day 5/12	45 Day 5/12	60 Day 5/27	Rate	15 Day 4/12	30 Day 5/12	45 Day 5/12	60 Day 5/27	Rate	15 Day 4/12	30 Day 4/27	45 Day 5/12	60 Day 5/27					
5.750%	98.029	97.943	97.857	97.771	5.625%	99.086	99.039	98.992	98.945	7.875%	99.750	99.500	99.250	99.000	5.500%	96.711	96.668	96.625	96.582
5.875%	98.576	98.490	98.404	98.318	5.750%	99.532	99.485	99.438	99.391	8.000%	100.000	99.750	99.500	99.250	5.625%	97.336	97.293	97.250	97.207
6.000%	99.123	99.037	98.951	98.865	5.875%	99.932	99.885	99.838	99.791	8.125%	100.250	100.000	99.750	99.500	5.750%	97.836	97.793	97.750	97.707
6.125%	99.67	99.584	99.498	99.412	6.000%	100.331	100.284	100.237	100.190	8.250%	100.500	100.250	100.000	99.750	5.875%	98.461	98.418	98.375	98.332
6.250%	100.217	100.131	100.045	99.959	6.125%	100.731	100.684	100.637	100.590	8.375%	100.750	100.500	100.250	100.000	6.000%	98.961	98.918	98.875	98.832
6.375%	100.623	100.537	100.451	100.365	6.250%	101.130	101.083	101.036	100.989	8.500%	101.000	100.750	100.500	100.250	6.125%	99.586	99.543	99.500	99.457
6.500%	101.028	100.942	100.856	100.770	6.375%	101.345	101.298	101.251	101.204	8.625%	101.250	101.000	100.750	100.500	6.250%	100.086	100.043	100.000	99.957
6.625%	101.433	101.347	101.261	101.175	6.500%	101.559	101.512	101.465	101.418			8.875%	101.125	100.875	6.375%	100.461	100.418	100.375	100.332
6.750%	101.839	101.753	101.667	101.581	6.625%	101.774	101.727	101.680	101.633			9.000%	101.250	101.000	6.500%	100.836	100.793	100.750	100.707
6.875%	102.104	102.018	101.932	101.846	6.750%	101.989	101.942	101.895	101.848			9.125%	101.250	101.000	6.625%	101.336	101.293	101.250	101.207
JUMBO ADJUSTMENTS										SECOND ADJUSTMENTS									
LTV = 65%					+0.250					Loan amounts									
LTV > 90%					-0.250					\$10,000 - \$14,999					-2.000				
Non-Owner (Plans 3776, 3777 only)					-1.500					\$15,000 - \$19,999					-1.000				
Cash out refinance					-0.250					Refer to specific U.S. BANK HOME									
Condo > 4 stories					-0.500					MORTGAGE first mortgage guidelines									
Loan amounts \$1,000,001 to \$2,000,000					-0.500					for possible additional subordinate									
FICO between 640 and 659					-0.250					financing requirements and									
Interest Only (Plan 3739)					-0.375					restrictions.									
No escrows (requires LTV = 80%)					-0.250														
Please refer to Product Guidelines for complete details.																			
All lock-ins must be received by 5:30 pm EST.																			
Note: For LPMI options up to 100% LTV and lower FICO scores see our Barrier Buster product 3697 on pg 2.																			

ARMS

CONVENTIONAL ARMS

1/1 ARM (2/6)			2/1 ARM (2/6)			3/1 ARM (2/6)			5/1 ARM (5/2/5)			7/1 ARM (5/2/5)		
1/1 ARM - 3305			2/1 ARM - 3306			3/1 ARM - 3307			5/1 ARM - 3308			7/1 ARM - 3309		
INTEREST ONLY - 3328			INTEREST ONLY - 3329			INTEREST ONLY - 3330			INTEREST ONLY - 3331			INTEREST ONLY - 3332		
Rate	30 Day 4/27	60 Day 5/27	Rate	30 Day 4/27	60 Day 5/27	Rate	30 Day 4/27	60 Day 5/27	Rate	30 Day 4/27	60 Day 5/27	Rate	30 Day 4/27	60 Day 5/27
4.625%	99.000	98.875	5.125%	99.125	99.000	5.000%	98.500	98.375	5.250%	98.875	98.750	5.375%	99.250	99.125
4.750%	99.250	99.125	5.250%	99.500	99.375	5.125%	98.875	98.750	5.375%	99.250	99.125	5.500%	99.625	99.500
4.875%	99.375	99.250	5.375%	99.875	99.750	5.250%	99.250	99.125	5.500%	99.625	99.500	5.625%	100.000	99.875
5.000%	99.625	99.500	5.500%	100.125	100.000	5.375%	99.625	99.500	5.625%	100.000	99.875	5.750%	100.375	100.250
5.125%	99.875	99.750	5.625%	100.375	100.250	5.500%	100.000	99.875	5.750%	100.375	100.250	5.875%	100.625	100.500
5.250%	100.125	100.000	5.750%	100.625	100.500	5.625%	100.375	100.250	5.875%	100.625	100.500	6.000%	100.875	100.750
5.375%	100.375	100.250	5.875%	100.875	100.750	5.750%	100.625	100.500	6.000%	100.875	100.750	6.125%	101.125	101.000
5.500%	100.625	100.500	6.000%	101.125	101.000	5.875%	100.875	100.750	6.125%	101.125	101.000	6.250%	101.375	101.250
5.625%	100.875	100.750	6.125%	101.375	101.250	6.000%	101.125	101.000	6.250%	101.375	101.250	6.375%	101.500	101.375
5.750%	101.125	101.000	6.250%	101.500	101.375	6.125%	101.375	101.250	6.375%	101.500	101.375	6.500%	101.625	101.500
5.875%	101.375	101.250	6.375%	101.625	101.500	6.250%	101.500	101.375	6.500%	101.625	101.500	6.625%	101.750	101.625
6.000%	101.500	101.375	6.500%	101.750	101.625	6.375%	101.625	101.500	6.625%	101.750	101.625	6.750%	101.875	101.750
6.125%	101.625	101.500	6.625%	101.875	101.750	6.500%	101.750	101.625	6.750%	101.875	101.750			
6.250%	101.750	101.625	6.750%	101.875	101.750	6.625%	101.875	101.750						
6.375%	101.875	101.750												
6.500%	101.875	101.750												

**ARM Loan Product Rules:
3305 thru 3309 & 3328 thru 3332**

CONVENTIONAL ARMS (3305-3309, 3328-3332)

Cash out:	-0.250 pts.*
Non-Owner:	-1.500 pts.*
LTV > 90%:	-0.500 pts.*
Loan amount \$417,001 - \$650,000:	-0.500 pts.
Loan amount \$650,001 - \$1,000,000:	-0.750 pts.
Loan amount \$1,000,001 - \$2,000,000:	-1.000 pts.
80/20 (3307-3309, 3330-3332 only):	-0.500 pts.
Interest Only Products (3328-3332)	-0.125 pts.

ALL PRODUCTS

No escrows:	-0.250 pts. (requires LTV = 80%)
120 Day:	60 day price PLUS 0.125% to rate PLUS 0.625 pts. upfront, non-refundable, non-applicable fee OR 60 day price PLUS 0.375% to rate with NO FEE upfront. *
2.75 Margin	T Bill indexed

ADJUSTED PRICING IS CAPPED @ 101.500

ARM products are not convertible.
Please Note: All products on this page are net priced
NO OFFSHEET PRICING AVAILABLE

* Some restrictions may apply. Please refer to Product Guidelines for each product.

ELITE ALT A ARMS

3/1 ARM (2/2/6)			5/1 ARM (5/2/5)		
FULL DOC - 3311			FULL DOC - 3314		
N/R - 3312			N/R - 3315		
NINA - 3313			NINA - 3316		
Rate	30 Day 4/27	60 Day 5/27	Rate	30 Day 4/27	60 Day 5/27
5.750%	98.000	97.914	6.375%	99.250	99.164
5.875%	98.375	98.289	6.500%	99.625	99.539
6.000%	98.750	98.664	6.625%	100.000	99.914
6.125%	99.250	99.164	6.750%	100.250	100.164
6.250%	99.625	99.539	6.875%	100.500	100.414
6.375%	99.875	99.789	7.000%	100.750	100.664
6.500%	100.250	100.164	7.125%	101.000	100.914
6.625%	100.500	100.414	7.250%	101.125	101.039
6.750%	100.750	100.664	7.375%	101.250	101.164
6.875%	101.000	100.914	7.500%	101.375	101.289
7.000%	101.250	101.164	7.625%	101.500	101.414
7.125%	101.375	101.289	7.750%	101.500	101.414
7.250%	101.500	101.414	7.875%	101.375	101.289
7.375%	101.500	101.414			

**ALL ELITE ALT-A LOCK-INS MUST BE FAXED IN
ALONG WITH APPLICABLE WORKSHEET TO
1-866-356-6209.**

To obtain a LOCK-IN FORM, WORKSHEET or DELIVERY FEE SCHEDULE, call FAX ON DEMAND at 1-888-229-3493

To skip the index choose 2 then CHOOSE OPTION:

- | | |
|---------------------------------------|---|
| 3 FOR LOCK-IN FORM | 8 FOR ALT-A WORKSHEET FOR 3778, 3779 & 3780 |
| 5 FOR ALT-A WORKSHEET FOR 3311 & 3314 | 11 FHLMC DELIVERY FEE SCHEDULE |
| 6 FOR ALT-A WORKSHEET FOR 3312 & 3315 | 12 FNMA DELIVERY FEE SCHEDULE |
| 7 FOR ALT-A WORKSHEET FOR 3313 & 3316 | |

**CHECK OUT OUR NEW FHLMC INTEREST
ONLY FIXED RATE 20 & 30 YR PROGRAMS
ON PAGE 3**

ALT-A AND ALT-A INTEREST ONLY ARMS

SIVA AND NO RATIO ARMS

1/1 ALT-A ARM (2/6)			2/1 ALT-A ARM (2/6)			3/1 ALT-A ARM (2/6)			5/1 ALT-A ARM (5/2/5)			7/1 ALT-A ARM (5/2/5)		
SIVA - 3335 NO RATIO - 3341 SIVA INT ONLY - 3353 N/R INT ONLY - 3359			SIVA - 3336 NO RATIO - 3342 SIVA INT ONLY - 3354 N/R INT ONLY - 3360			SIVA - 3337 NO RATIO - 3343 SIVA INT ONLY - 3355 N/R INT ONLY - 3361			SIVA - 3338 NO RATIO - 3344 SIVA INT ONLY - 3356 N/R INT ONLY - 3362			SIVA - 3339 NO RATIO - 3345 SIVA INT ONLY - 3357 N/R INT ONLY - 3363		
Rate	30 Day 4/27	60 Day 5/27	Rate	30 Day 4/27	60 Day 5/27	Rate	30 Day 4/27	60 Day 5/27	Rate	30 Day 4/27	60 Day 5/27	Rate	30 Day 4/27	60 Day 5/27
4.875%	98.500	98.375	5.375%	98.625	98.500	5.250%	98.000	97.875	5.500%	98.375	98.250	5.750%	98.750	98.625
5.000%	98.750	98.625	5.500%	99.000	98.875	5.375%	98.375	98.250	5.625%	98.750	98.625	5.875%	99.125	99.000
5.125%	98.875	98.750	5.625%	99.375	99.250	5.500%	98.750	98.625	5.750%	99.125	99.000	6.000%	99.500	99.375
5.250%	99.125	99.000	5.750%	99.625	99.500	5.625%	99.125	99.000	5.875%	99.500	99.375	6.125%	99.875	99.750
5.375%	99.375	99.250	5.875%	99.875	99.750	5.750%	99.500	99.375	6.000%	99.875	99.750	6.250%	100.125	100.000
5.500%	99.625	99.500	6.000%	100.125	100.000	5.875%	99.875	99.750	6.125%	100.125	100.000	6.375%	100.375	100.250
5.625%	99.875	99.750	6.125%	100.375	100.250	6.000%	100.125	100.000	6.250%	100.375	100.250	6.500%	100.625	100.500
5.750%	100.125	100.000	6.250%	100.625	100.500	6.125%	100.375	100.250	6.375%	100.625	100.500	6.625%	100.875	100.750
5.875%	100.375	100.250	6.375%	100.875	100.750	6.250%	100.625	100.500	6.500%	100.875	100.750	6.750%	101.000	100.875
6.000%	100.625	100.500	6.500%	101.000	100.875	6.375%	100.875	100.750	6.625%	101.000	100.875	6.875%	101.125	101.000
6.125%	100.875	100.750	6.625%	101.125	101.000	6.500%	101.000	100.875	6.750%	101.125	101.000	7.000%	101.250	101.125
6.250%	101.000	100.875	6.750%	101.250	101.125	6.625%	101.125	101.000	6.875%	101.250	101.125	7.125%	101.375	101.250
6.375%	101.125	101.000	6.875%	101.375	101.250	6.750%	101.250	101.125	7.000%	101.375	101.250		NQ	NQ
6.500%	101.250	101.125	7.000%	101.375	101.250	6.875%	101.375	101.250		NQ	NQ		NQ	NQ
6.625%	101.500	101.375		NQ	NQ		NQ	NQ		NQ	NQ		NQ	NQ
6.750%	101.500	101.375		NQ	NQ		NQ	NQ		NQ	NQ		NQ	NQ
	NQ	NQ		NQ	NQ		NQ	NQ		NQ	NQ		NQ	NQ

PRICING AND RATE ADJUSTMENTS ALL ADJUSTMENTS ARE CUMULATIVE	RATE ADJ	PRICE ADJ	ADDITIONAL RULES
Loan Amount 650,000 - 1,000,000	+0.125		NO OFF SHEET PRICING Minimum Loan Amount \$35,000 Maximum Loan Amount \$2,000,000
Loan Amount > 1,000,000	+0.250		
C/O Refi LTV = 70%		-0.250	
C/O Refi > 70%		-0.750	
NOO LTV = 75%	+0.250		
SIVA LTV 75.01 to 90%	+0.125		
SIVA LTV > 90%	+0.250		
No Ratio LTV 65.01 to 75%	+0.125		
No Ratio LTV 75.01 to 90%	+0.250		
No Ratio > 90%	+0.375		
Interest Only (3353-3357, 3359-3363)	+0.125	-0.125	
Escrow Waiver (LTV = 80%):		-0.250	

Please Note: All products on this page are net priced.