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Pricing Effective: 10:00 AM EST	04/13/06	Until 9:59 a.m. EST	04/14/06	Extended Locks - Fee overlay	Fixed	Arms
Phone: 866-740-8219	HSBC Website: https://webloan.us.hsbc.com			90 Day Up front Fee	0.250%	0.250%
Fax-on-Demand: 888 220 4114	Webloan Help Desk (877) 433-4722			120 Day Up front Fee	0.500%	0.500%
				150 Day Up front Fee	1.125%	1.125%
				180 Day Up front Fee	1.500%	1.500%

Fannie Mae Conforming Fixed Rate Programs

30 Year Conforming			20 Year Conforming		
Rate	15 Day	30 Day	Rate	15 Day	30 Day
6.000%	1.165%	1.290%	6.000%	0.715%	0.840%
6.125%	0.595%	0.720%	6.125%	0.205%	0.330%
6.250%	-0.025%	0.100%	6.250%	-0.455%	-0.330%
6.375%	-0.695%	-0.570%	6.375%	-0.975%	-0.850%
6.500%	-1.295%	-1.170%	6.500%	-1.485%	-1.360%
6.625%	-1.765%	-1.640%	6.625%	-1.875%	-1.750%
6.750%	-2.225%	-2.100%	6.750%	-2.265%	-2.140%
6.875%	-2.685%	-2.560%	6.875%	-2.655%	-2.530%
7.000%	-2.810%	-2.685%	7.000%	-2.780%	-2.655%
7.125%	-3.230%	-3.105%	7.125%	-3.140%	-3.015%

15 Year Conforming		
Rate	15 Day	30 Day
5.625%	0.895%	1.020%
5.750%	0.455%	0.580%
5.875%	-0.085%	0.040%
6.000%	-0.585%	-0.460%
6.125%	-1.025%	-0.900%
6.250%	-1.785%	-1.660%
6.375%	-2.265%	-2.140%
6.500%	-2.695%	-2.570%
6.625%	-3.125%	-3.000%
6.750%	-3.250%	-3.125%

Maximum Price		
Term:	<=240	>240
AR	-0.125%	-0.125%
AZ	0.125%	0.125%
CO	0.125%	0.125%
FL	-0.125%	-0.125%
IL	0.125%	0.125%
IN	0.125%	0.125%
KY	-0.125%	-0.125%
MA	0.125%	0.125%
ME	0.125%	0.125%
MI	0.125%	0.125%
MN	0.125%	0.125%
ND	-0.125%	-0.125%
NH	0.125%	0.125%
NJ	-0.125%	-0.125%
NV	0.125%	0.125%
OH	0.125%	0.125%
OK	-0.125%	-0.125%
PA	-0.125%	-0.125%
RI	0.125%	0.125%
TX	-0.125%	-0.125%
UT	0.125%	0.125%
VA	-0.125%	-0.125%
VT	0.125%	0.125%

Overlays DU/DO		Fee
2 UNIT > 90%		0.500%
Cashout 70.01-80.0%		0.500%
Cashout > 80.01%		0.750%
LTV 95.01 - 97%		0.500%
LTV 97.01 - 100%		1.375%
75/20/5		0.250%
80/10/10		0.000%
80/15/5		0.250%
90/5/5		0.750%
80/20		1.500%
Loan Amts <\$125K		0.250%
FICO <620 DU Accept		0.375%
Escrow Waiver		0.250%

Fannie Mae Stated Income		
LTV	FICO	Fee
	680 - 699	0.750%
<=75%	700 - 719	0.500%
	>=720	0.000%
75.01 - 90	680 - 699	Inelig.
	700 - 719	0.750%
	>=720	0.500%

Additional Overlay		Fee
2 - Units		0.750%
40 Year Amortization		1.25%

MyCommunity Mortgage		Rate
LTV <= 97.00		0.250%
LTV > 97 & <= 100		0.375%
2 Unit & LTV <= 97.00		0.375%
3 - 4 Units - 30 Yr Only		0.625%

**** No additional Overlays Apply****

AAP / Lite Doc FEE Overlays						
LTV	FICO	Missing-619	620-659	660-699	700-719	720+
<=60%		1.125%	1.125%	0.500%	0.500%	0.500%
60.01 - 70.00		1.125%	1.125%	1.125%	0.500%	0.500%
70.01 - 75.00		1.750%	1.125%	1.125%	0.500%	0.500%
75.01 - 80.00		1.750%	1.250%	1.250%	0.500%	0.500%
80.01 - 90.00		NA	NA	NA	0.500%	0.500%

Fannie Mae NOO Overlays				All Overlays are to Fee			
15 Year Term		> 15 Year Term		15 Year Term		> 15 Year Term	
<=75 LTV	>75 LTV	<=75 LTV	>75 LTV	<=75 LTV	>75 LTV	<=75 LTV	>75 LTV
<720 FICO	0.750%	1.750%		<720 FICO	1.250%	2.000%	
>=720 FICO	0.500%	1.500%		>=720 FICO	1.000%	1.875%	

Lock periods and their associated expiration date			
15 Days	4/28/2006	30 Days	5/15/2006
		60 Days	6/12/2006

***A DU/DO Approve/Eligible on Fannie Mae Conforming Loans is required (Excluding AAP & Lite Doc).**

Fannie Mae Conforming Fixed Term LIBOR Arms

3/1 LIBOR 2/2/6			5/1 LIBOR 5/2/5		
Rate	15 Day	30 Day	Rate	15 Day	30 Day
5.625%	-0.185%	-0.060%	5.750%	-0.045%	0.080%
5.750%	-0.435%	-0.310%	5.875%	-0.365%	-0.240%
5.875%	-0.685%	-0.560%	6.000%	-0.645%	-0.520%
6.000%	-0.935%	-0.810%	6.125%	-0.925%	-0.800%
6.125%	-1.175%	-1.050%	6.250%	-1.175%	-1.050%
6.250%	-1.405%	-1.280%	6.375%	-1.425%	-1.300%
6.375%	-1.530%	-1.405%	6.500%	-1.675%	-1.550%
6.500%	-1.655%	-1.530%	6.625%	-1.800%	-1.675%
6.625%	-1.780%	-1.655%	6.750%	-1.925%	-1.800%
6.750%	-1.905%	-1.780%	6.875%	-2.050%	-1.925%
6.875%	-2.030%	-1.905%	7.000%	-2.170%	-2.045%

7/1 LIBOR 5/2/5			10/1 LIBOR 5/2/5		
Rate	15 Day	30 Day	Rate	15 Day	30 Day
5.875%	0.135%	0.260%	6.125%	0.075%	0.200%
6.000%	-0.175%	-0.050%	6.250%	-0.345%	-0.220%
6.125%	-0.485%	-0.360%	6.375%	-0.765%	-0.640%
6.250%	-0.865%	-0.740%	6.500%	-1.055%	-0.930%
6.375%	-1.245%	-1.120%	6.625%	-1.345%	-1.220%
6.500%	-1.635%	-1.510%	6.750%	-1.635%	-1.510%
6.625%	-2.025%	-1.900%	6.875%	-1.760%	-1.635%
6.750%	-2.150%	-2.025%	7.000%	-1.885%	-1.760%
6.875%	-2.275%	-2.150%	7.125%	-2.010%	-1.885%
7.000%	-2.400%	-2.275%	7.250%	-2.135%	-2.010%
7.125%	-2.525%	-2.400%	7.375%	-2.260%	-2.135%

Maximum Price for all ARM Products: 2.000%

40 Year Amortization			Fee
FNMA AGENCY LIBOR Arm Overlays	Rate	Fee	1.25%
Interest Only (not available for all loan scenarios)	0.125%	0.000%	
Cashout 75.01-80.0%	0.000%	0.250%	
Cashout 80.01-85.0%	0.000%	0.500%	
Cashout 85.01-90.0%	0.000%	0.750%	
Escrow Waiver	0.000%	0.250%	
1 unit w/ LTV > 90.00% <95.01	0.000%	0.250%	
LTV 95.01% - 97%	0.000%	0.500%	
LTV 97.01% - 100%	0.000%	1.000%	
80/20 - 5/1, 7/1 10/1 (fully amort & purch only)	0.000%	1.500%	
All loans LTV >=66% and TLTV > 90%<95.01	0.000%	0.250%	
2 UNIT > 90%	0.000%	0.500%	
NOO w/ <=75 LTV and >=720 FICO	0.000%	1.000%	
NOO w/ <=75 LTV and <720 FICO	0.000%	1.250%	
NOO w/ >75 LTV and >=720 FICO	0.000%	1.875%	
NOO w/ >75 LTV and <720 FICO	0.000%	2.000%	

Fannie Expanded Approval 7's & 10's			Rate	Fee
EA 1			0.500%	0.000%
EA 2			0.750%	0.000%
EA 3			1.250%	0.000%

Stated Income (Fully Amortizing ONLY)			Rate	Fee
LTV <= 75 and Fico 680 - 699			0.000%	0.750%
LTV <=75 and Fico 700 - 719			0.000%	0.500%
LTV > 75 and Fico 700 - 719			0.000%	0.750%
LTV > 75 and Fico >= 720			0.000%	0.500%
LTV <=75 and Fico >=720			0.000%	0.000%
O/O 2 unit			0.000%	0.750%

Fannie Mae MyCommunity Mortgage 7's & 10's			Rate	Fee
LTV <= 97.00	No Additional		0.250%	0.000%
LTV > 97 & <= 100	Overlays Apply		0.375%	0.000%

AAP / Lite Doc FEE Overlays - 5/1, 7/1 & 10/1						
LTV	FICO	Missing-619	620-659	660-699	700-719	720+
<=60%		1.125%	1.125%	0.500%	0.500%	0.500%
60.01 - 70.00		1.125%	1.125%	1.125%	0.500%	0.500%
70.01 - 75.00		1.750%	1.125%	1.125%	0.500%	0.500%
75.01 - 80.00		1.750%	1.250%	1.250%	0.500%	0.500%
80.01 - 90.00		NA	NA	NA	0.500%	0.500%

All LIBOR Arms			Additional Lock Terms	
Index - 1 Year LIBOR	5.144%		45 Day - add to 30 Day	NA
Base Margin	2.250%		60 Day - add to 30 Day	0.125%



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Pricing Effective:	10:00 AM EST	04/13/06	Until	9:59 a.m. EST	04/14/06	Extended Locks - Fee overlay	Fixed	Arms
HSBC is pleased to announce Quick & EZ (SISA) on Fixed and ARM's Phone: 866-740-8219 Fax-on-Demand: 888 220 4114						90 Day Up front Fee	0.250%	0.250%
HSBC Website: https://webloan.us.hsbc.com Webloan Help Desk (877) 433-4722						120 Day Up front Fee	0.500%	0.500%
						150 Day Up front Fee	1.125%	1.125%
						180 Day Up front Fee	1.500%	1.500%

Freddie Mac Conforming Fixed Rate Programs

30 Year Conforming

Rate	15 Day	30 Day
6.000%	1.275%	1.400%
6.125%	0.705%	0.830%
6.250%	0.015%	0.140%
6.375%	-0.635%	-0.510%
6.500%	-1.255%	-1.130%
6.625%	-1.725%	-1.600%
6.750%	-2.175%	-2.050%
6.875%	-2.625%	-2.500%
7.000%	-2.750%	-2.625%
7.125%	-3.180%	-3.055%

20 Year Conforming

Rate	15 Day	30 Day
6.000%	0.845%	0.970%
6.125%	0.335%	0.460%
6.250%	-0.255%	-0.130%
6.375%	-0.845%	-0.720%
6.500%	-1.395%	-1.270%
6.625%	-1.785%	-1.660%
6.750%	-2.175%	-2.050%
6.875%	-2.565%	-2.440%
7.000%	-2.690%	-2.565%
7.125%	-3.050%	-2.925%

15 Year Conforming

Rate	15 Day	30 Day
5.625%	1.055%	1.180%
5.750%	0.615%	0.740%
5.875%	0.115%	0.240%
6.000%	-0.425%	-0.300%
6.125%	-0.825%	-0.700%
6.250%	-1.295%	-1.170%
6.375%	-1.765%	-1.640%
6.500%	-2.245%	-2.120%
6.625%	-2.595%	-2.470%
6.750%	-2.945%	-2.820%

Maximum Price -3.00%

State FEE Adjustments

Term:	<=240	>240
AR	-0.125%	-0.125%
AZ	0.125%	0.125%
CO	0.125%	0.125%
FL	-0.125%	-0.125%
IL	0.125%	0.125%
IN	0.125%	0.125%
KY	-0.125%	-0.125%
MA	0.125%	0.125%
ME	0.125%	0.125%
MI	0.125%	0.125%
MN	0.125%	0.125%
ND	-0.125%	-0.125%
NH	0.125%	0.125%
NJ	-0.125%	-0.125%
NV	0.125%	0.125%
OH	0.125%	0.125%
OK	-0.125%	-0.125%
PA	-0.125%	-0.125%
RI	0.125%	0.125%
TX	-0.125%	-0.125%
UT	0.125%	0.125%
VA	-0.125%	-0.125%
VT	0.125%	0.125%

Freddie Mac Stated Income

FICO	Fee
Quick & EZ (SISA)	
< 700	N/A
700 - 729	0.50%
> 729	0.00%
SIVA	
< 680	N/A
680 - 729	0.50%
> 729	0.00%

Additional Lock Terms

	Fee
45 Day - add to 30 Day	N/A
60 Day - add to 30 Day	0.125%

Overlays LP	Fee
2 UNIT > 90%	0.500%
3 to 4 Unit	1.500%
Cashout 70.01-80.0%	0.500%
Cashout 80.01-90.0%	0.750%
NOO TO 75.0%	1.500%
NOO 75.01 - 80.0%	2.000%
NOO 80.01 - 90.0%	2.500%
LTV 95.01% - 97.0%	0.750%
LTV>97% Term>180	1.625%
LTV>97% Term=180	1.125%
75/20/5	0.500%
80/10/10	0.000%
80/15/5	0.750%
90/5/5	0.750%
Loan Amts <\$125K	0.250%
FICO <620 LP Accept	0.375%
Escrow Waiver	0.250%

Freddie A Minus	Fee
Level 1	0.875%
Level 2	1.375%
Level 3	1.875%
Level 4	3.125%
Level 5	3.625%

Home Possible	Fee
LTV <= 95.00	0.500%
LTV 95.01 - 97.00	0.875%
LTV 97.01 - 100.00	1.000%
3 - 4 Units - 30 Yr Only	1.000%

**** No additional Overlays Apply****

Lock periods and their associated expiration date		
15 Days	4/28/2006	30 Days 5/15/2006
60 Days	6/12/2006	

*An LP Accept on Freddie Mac Conforming Loans is required

Freddie Mac Conforming Fixed Term LIBOR Arms

3/1 LIBOR 2/2/6

Rate	15 Day	30 Day
5.625%	-0.185%	-0.060%
5.750%	-0.435%	-0.310%
5.875%	-0.685%	-0.560%
6.000%	-0.935%	-0.810%
6.125%	-1.175%	-1.050%
6.250%	-1.405%	-1.280%
6.375%	-1.530%	-1.405%
6.500%	-1.655%	-1.530%
6.625%	-1.780%	-1.655%
6.750%	-1.905%	-1.780%
6.875%	-2.030%	-1.905%

5/1 LIBOR 5/2/5

Rate	15 Day	30 Day
5.750%	-0.045%	0.080%
5.875%	-0.365%	-0.240%
6.000%	-0.645%	-0.520%
6.125%	-0.925%	-0.800%
6.250%	-1.175%	-1.050%
6.375%	-1.425%	-1.300%
6.500%	-1.675%	-1.550%
6.625%	-1.800%	-1.675%
6.750%	-1.925%	-1.800%
6.875%	-2.050%	-1.925%
7.000%	-2.170%	-2.045%

7/1 LIBOR 5/2/5

Rate	15 Day	30 Day
5.875%	0.135%	0.260%
6.000%	-0.175%	-0.050%
6.125%	-0.485%	-0.360%
6.250%	-0.865%	-0.740%
6.375%	-1.245%	-1.120%
6.500%	-1.635%	-1.510%
6.625%	-2.025%	-1.900%
6.750%	-2.150%	-2.025%
6.875%	-2.275%	-2.150%
7.000%	-2.400%	-2.275%
7.125%	-2.525%	-2.400%

10/1 LIBOR 5/2/5

Rate	15 Day	30 Day
6.125%	0.075%	0.200%
6.250%	-0.345%	-0.220%
6.375%	-0.765%	-0.640%
6.500%	-1.055%	-0.930%
6.625%	-1.345%	-1.220%
6.750%	-1.635%	-1.510%
6.875%	-1.760%	-1.635%
7.000%	-1.885%	-1.760%
7.125%	-2.010%	-1.885%
7.250%	-2.135%	-2.010%
7.375%	-2.260%	-2.135%

Maximum Price for all ARM Products: 2.000%

FHLMC AGENCY LIBOR Arm Overlays	Rate	Fee
Interest Only (not available for all loan scenarios)	0.125%	0.000%
Cashout 70.01-80.0%	0.000%	0.500%
Cashout > 80.00%	0.000%	0.750%
Escrow Waiver	0.000%	0.250%
1 unit w/ LTV > 90.00% <95.01	0.000%	0.250%
75/20/5	0.000%	0.250%
80/10/10	0.000%	0.500%
80/15/5	0.000%	0.750%
90/5/5	0.000%	0.750%
2 UNIT > 90%	0.000%	0.500%
NOO TO 75.0%	0.000%	1.500%
NOO 75.01 - 80.0%	0.000%	2.000%
NOO 80.01 - 90.0%	0.000%	2.500%
3 to 4 Unit	0.000%	1.000%
Quick & EZ (SISA) - FICO < 700	N/A	N/A
Quick & EZ (SISA) - FICO 700 - 729	0.000%	0.250%
Quick & EZ (SISA) - FICO > 729	0.000%	0.000%

Freddie Mac A-Minus 3's, 5's, 7's & 10's	Rate	Fee
Level 1	0.000%	0.500%
Level 2	0.000%	1.000%
Level 3	0.000%	1.500%
Level 4	0.000%	2.750%
Level 5	0.000%	3.250%

Freddie Mac Home Possible 7's & 10's	Rate	Fee
LTV <= 95.00	0.000%	0.500%
LTV 95.01 - 97.00	0.000%	0.875%
LTV 97.01 - 100.00	0.000%	1.000%
2 Units & LTV 91.00 - 95.00	0.000%	1.000%

Additional Lock Terms		Fee
45 Day - add to 30 Day		NA
60 Day - add to 30 Day		0.125%

All LIBOR Arms	
Index - 1 Year LIBOR	5.144%
Base Margin	2.250%

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Phone: 866-740-8219	HSBC Website: https://webloan.us.hsbc.com					90 Day Up front Fee	0.250%	0.250%
Fax-on-Demand: 888 220 4114	Webloan Help Desk (877) 433-4722					120 Day Up front Fee	0.500%	0.500%
						150 Day Up front Fee	1.125%	1.125%
						180 Day Up front Fee	1.500%	1.500%

Jumbo Fixed Term LIBOR Arms

3/1 Jumbo 2/2/6		
Rate	15 Day	30 Day
6.125%	-0.355%	-0.230%
6.250%	-0.605%	-0.480%
6.375%	-0.815%	-0.690%
6.500%	-1.025%	-0.900%
6.625%	-1.235%	-1.110%
6.750%	-1.445%	-1.320%
6.875%	-1.645%	-1.520%
7.000%	-1.770%	-1.645%
7.125%	-1.895%	-1.770%
7.250%	-2.020%	-1.895%
7.375%	-2.145%	-2.020%
7.500%	-2.270%	-2.145%
7.625%	-2.395%	-2.270%

5/1 Jumbo 5/2/5		
Rate	15 Day	30 Day
6.250%	-0.325%	-0.200%
6.375%	-0.645%	-0.520%
6.500%	-0.865%	-0.740%
6.625%	-1.085%	-0.960%
6.750%	-1.305%	-1.180%
6.875%	-1.505%	-1.380%
7.000%	-1.705%	-1.580%
7.125%	-1.830%	-1.705%
7.250%	-1.955%	-1.830%
7.375%	-2.080%	-1.955%
7.500%	-2.200%	-2.075%
7.625%	-2.320%	-2.195%
7.750%	-2.445%	-2.320%

7/1 Jumbo 5/2/5		
Rate	15 Day	30 Day
6.375%	-0.555%	-0.430%
6.500%	-0.875%	-0.750%
6.625%	-1.165%	-1.040%
6.750%	-1.290%	-1.165%
6.875%	-1.415%	-1.290%
7.000%	-1.540%	-1.415%
7.125%	-1.665%	-1.540%
7.250%	-1.790%	-1.665%
7.375%	-1.915%	-1.790%
7.500%	-2.040%	-1.915%
7.625%	-2.160%	-2.035%
7.750%	-2.285%	-2.160%
7.875%	-2.410%	-2.285%

10/1 Jumbo 5/2/5		
Rate	15 Day	30 Day
6.375%	-0.400%	-0.275%
6.500%	-0.660%	-0.535%
6.625%	-0.900%	-0.775%
6.750%	-1.140%	-1.015%
6.875%	-1.265%	-1.140%
7.000%	-1.390%	-1.265%
7.125%	-1.515%	-1.390%
7.250%	-1.640%	-1.515%
7.375%	-1.765%	-1.640%
7.500%	-1.890%	-1.765%
7.625%	-2.015%	-1.890%
7.750%	-2.140%	-2.015%
7.875%	-2.265%	-2.140%

Maximum Price: -2.000%

Jumbo and Prepay LIBOR Arm Overlays	Rate	Margin	Fee
LTV>90.0%	0.250%	0.125%	0.000%
> \$1mm	0.000%	0.000%	0.500%
3 to 4 UNIT	0.000%	0.000%	0.500%
Cashout > 75%	0.000%	0.000%	0.500%
3 Yr Prepay	0.000%	0.000%	-0.250%
Escrow Waiver	0.000%	0.000%	0.250%
NOO	0.000%	0.000%	1.250%

Limited Documentation	Rate	Margin	Fee
Stated Income	0.000%	0.000%	0.250%
AAP Non Prepay	0.125%	0.000%	0.000%
Lite Doc Non Prepay	0.125%	0.000%	0.000%

Jumbo Interest Only	Rate	Margin	Fee
Interest Only	0.000%	0.000%	0.125%

All LIBOR Arms	
Index - 1 Year LIBOR	5.144%
Base Margin	2.250%

Additional Lock Terms	
	Fee
45 Day - add to 30 Day	NA
60 Day - add to 30 Day	0.125%

Jumbo Fixed Rate Programs

30 Year JUMBO Fixed		
Rate	15 Day	30 Day
6.500%	-0.255%	-0.130%
6.625%	-0.755%	-0.630%
6.750%	-1.255%	-1.130%
6.875%	-1.505%	-1.380%
7.000%	-1.755%	-1.630%
7.125%	-2.005%	-1.880%
7.250%	-2.130%	-2.005%
7.375%	-2.255%	-2.130%
7.500%	-2.380%	-2.255%
7.625%	-2.505%	-2.380%
7.750%	-2.630%	-2.505%
7.875%	-2.755%	-2.630%
8.000%	-2.880%	-2.755%

15 Year JUMBO Fixed		
Rate	15 Day	30 Day
6.125%	0.300%	0.425%
6.250%	-0.200%	-0.075%
6.375%	-0.700%	-0.575%
6.500%	-1.200%	-1.075%
6.625%	-1.450%	-1.325%
6.750%	-1.700%	-1.575%
6.875%	-1.950%	-1.825%
7.000%	-2.075%	-1.950%
7.125%	-2.200%	-2.075%
7.250%	-2.325%	-2.200%
7.375%	-2.450%	-2.325%
7.500%	-2.575%	-2.450%
7.625%	-2.700%	-2.575%

Jumbo Overlays	Rate	Fee
> \$650K <= \$1MM	0.000%	0.000%
>\$1mm to \$1.5mm	0.000%	0.500%
Second Homes	0.000%	0.250%
Condominiums	0.000%	0.250%
Cashout LTV >70 & <=75%	0.000%	0.250%
Cashout & LTV >75%	0.000%	0.500%
Escrow Waiver	0.000%	0.250%
NOO	0.000%	1.250%
3 - 4 UNIT	0.000%	0.500%

30 YR Term Only	Fee
Interest Only	0.25%

Maximum Price -2.500%

Limited Documentation	Rate	Fee
Stated Income	0.000%	0.250%
AAP	0.250%	0.000%
Lite Doc	0.125%	0.000%

Additional Lock Terms	
	Fee
45 Day - add to 30 Day	N/A
60 Day - add to 30 Day	0.125%

Lock periods and their associated expiration date			
15 Days	4/28/2006	30 Days	5/15/2006
		60 Days	6/12/2006

State Adjustments				
	Term	Fee	Term	Fee
TX	<=180	-0.125%	>180	-0.125%

If you wish to discontinue receiving future advertisements from this sender, send your opt-out request to us by email at faxnomore@us.hsbc.com, by fax at 877-330-9797 or by telephone at 1-800-273-7039 option 5. Specify the telephone number(s) of the fax machine(s) covered by your request or email addresses along with your company name. We will remove you from our list within a reasonable time.

Pricing Effective:	10:00 AM EST	04/13/06	Until	9:59 AM EST	04/14/06	Extended Locks - Fee overlay	Fixed	Arms
Phone: 866-740-8219	HSBC Website: https://webloan.us.hsbc.com					90 Day Up Front Fee	0.250%	0.250%
Fax-on-Demand: 888 220 4114	Webloan Help Desk (877) 433-4722					120 Day Up Front Fee	0.500%	0.500%
						150 Day Up Front Fee	1.125%	1.125%
						180 Day Up Front Fee	1.500%	1.500%

Rate	15 Day	30 Day
6.500%	-1.025%	-0.900%
6.625%	-1.215%	-1.090%
6.750%	-1.395%	-1.270%
6.875%	-1.575%	-1.450%
7.000%	-1.755%	-1.630%
7.125%	-1.935%	-1.810%
7.250%	-2.060%	-1.935%
7.375%	-2.185%	-2.060%
7.500%	-2.310%	-2.185%
7.625%	-2.435%	-2.310%
7.750%	-2.560%	-2.435%
7.875%	-2.685%	-2.560%
8.000%	-2.810%	-2.685%
8.125%	-2.810%	-2.685%

Rate	15 Day	30 Day
6.000%	0.290%	0.415%
6.125%	-0.030%	0.095%
6.250%	-0.350%	-0.225%
6.375%	-0.670%	-0.545%
6.500%	-0.990%	-0.865%
6.625%	-1.310%	-1.185%
6.750%	-1.620%	-1.495%
6.875%	-1.930%	-1.805%
7.000%	-2.180%	-2.055%
7.125%	-2.430%	-2.305%
7.250%	-2.680%	-2.555%
7.375%	-2.930%	-2.805%
7.500%	-3.130%	-3.005%
7.625%	-3.330%	-3.205%

Rate	15 Day	30 Day
6.250%	0.145%	0.270%
6.375%	-0.235%	-0.110%
6.500%	-0.535%	-0.410%
6.625%	-0.825%	-0.700%
6.750%	-1.115%	-0.990%
6.875%	-1.405%	-1.280%
7.000%	-1.635%	-1.510%
7.125%	-1.935%	-1.810%
7.250%	-2.185%	-2.060%
7.375%	-2.435%	-2.310%
7.500%	-2.685%	-2.560%
7.625%	-2.935%	-2.810%
7.750%	-3.145%	-3.020%
7.875%	-3.355%	-3.230%

Rate	15 Day	30 Day
6.375%	0.400%	0.525%
6.500%	0.020%	0.145%
6.625%	-0.360%	-0.235%
6.750%	-0.740%	-0.615%
6.875%	-1.060%	-0.935%
7.000%	-1.380%	-1.255%
7.125%	-1.690%	-1.565%
7.250%	-2.000%	-1.875%
7.375%	-2.250%	-2.125%
7.500%	-2.500%	-2.375%
7.625%	-2.750%	-2.625%
7.750%	-2.960%	-2.835%
7.875%	-3.110%	-2.985%
8.000%	-3.260%	-3.135%

Rate	15 Day	30 Day
6.250%	-0.285%	-0.160%
6.375%	-0.575%	-0.450%
6.500%	-0.855%	-0.730%
6.625%	-1.115%	-0.990%
6.750%	-1.355%	-1.230%
6.875%	-1.585%	-1.460%
7.000%	-1.805%	-1.680%
7.125%	-2.005%	-1.880%
7.250%	-2.195%	-2.070%
7.375%	-2.375%	-2.250%
7.500%	-2.500%	-2.375%
7.625%	-2.625%	-2.500%
7.750%	-2.750%	-2.625%

Rate	15 Day	30 Day
6.625%	-0.360%	-0.235%
6.750%	-0.780%	-0.655%
6.875%	-1.110%	-0.985%
7.000%	-1.460%	-1.335%
7.125%	-1.780%	-1.655%
7.250%	-2.090%	-1.965%
7.375%	-2.390%	-2.265%
7.500%	-2.670%	-2.545%
7.625%	-2.950%	-2.825%
7.750%	-3.250%	-3.125%
7.875%	-3.375%	-3.250%
8.000%	-3.500%	-3.375%
8.125%	-3.625%	-3.500%

State Adjustments		
Terms:	<= 180	> 180
	Fee	Fee
AZ	-0.125%	-0.125%
FL	-0.125%	0.000%
KS	-0.125%	0.000%
KY	-0.125%	0.000%
MS	-0.125%	0.000%
MT	-0.125%	0.000%
NE	-0.125%	0.000%
NJ	-0.125%	0.000%
NM	-0.125%	0.000%
OH	-0.125%	-0.125%
SD	-0.125%	0.000%
TX	-0.125%	0.000%



Alt A Highlights...

- 80/20 financing for 1-2 units
- available up to \$1 Million for Full Doc
- 80/20 financing for 1-2 units
- available up to \$500,000 for Stated Income

NOTE: Price adjustment matrix should not be used to determine product eligibility. Please refer to HSBC's selling guide.

ALT - A Fee Overlays (Add to base price)	LTV - >	<=65	65.01 - 70	70.01 - 75	75.01 - 80	80.01 - 85	85.01 - 90	90.01 - 95
Occupancy, Purpose & Property Type								
2nd Home		0.000%	0.500%	0.750%	0.750%	1.000%	1.250%	1.500%
NOO		0.375%	0.750%	1.000%	NA	NA	NA	NA
Cashout		0.000%	0.500%	0.500%	0.500%	0.750%	1.000%	1.250%
2 Units		0.000%	0.250%	0.250%	0.250%	0.500%	0.500%	0.500%
3-4 Units		0.000%	0.750%	0.875%	1.000%	1.000%	NA	NA
Condo		0.250%	0.375%	0.375%	0.375%	0.500%	0.625%	0.625%
Co-Op		0.750%	0.750%	0.750%	0.750%	0.750%	0.750%	NA
CondoXpress / COOPXpress		1.250%	1.250%	1.250%	1.250%	1.500%	1.750%	NA
Documentation Type								
Stated Income/Verified Asset		0.250%	0.375%	0.500%	0.500%	0.625%	0.875%	1.250%
Credit Scores								
=> 780		-0.375%	-0.375%	-0.375%	-0.375%	-0.375%	-0.375%	-0.375%
720 - 779		-0.250%	-0.250%	-0.250%	-0.250%	-0.250%	-0.250%	-0.250%
680 - 719		0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
660 - 679		0.000%	0.125%	0.250%	0.250%	0.500%	0.750%	1.000%
640 - 659		0.250%	0.250%	0.375%	0.375%	0.625%	0.750%	1.000%
620 - 639		0.375%	0.375%	0.500%	0.500%	0.750%	0.875%	1.250%
Loan Amounts								
<= \$75,000		1.000%	1.000%	1.000%	1.000%	1.000%	1.000%	1.000%
\$75,001 - \$417,000		0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
\$417,001-\$650,000		0.375%	0.500%	0.500%	0.500%	0.500%	0.500%	0.625%
\$650,001-\$1,000,000		0.625%	0.750%	0.750%	0.875%	NA	NA	NA
\$1,000,001-\$1,500,000		1.125%	1.125%	1.375%	NA	NA	NA	NA
\$1,500,001-\$2,000,000		1.125%	1.375%	NA	NA	NA	NA	NA
3 Year Prepay Arms								
		-0.250%	-0.250%	-0.250%	-0.250%	-0.250%	-0.250%	-0.250%
Interest Only (Arm & 30YR Fixed products ONLY)								
		0.250%	0.250%	0.250%	0.250%	0.250%	0.250%	0.250%
Escrow Waiver								
		0.250%	0.250%	0.250%	0.250%	NA	NA	NA
Multinationl Program								
		0.750%	0.750%	0.875%	0.875%	N/A	N/A	N/A

Maximum Price: -3.000%

Lock Terms - Arms	Fee
45 Day - add to 30 Day	NA
60 Day - add to 30 Day	0.125%
Lock Terms - Fixed	Fee
45 Day - add to 30 Day	N/A
60 Day - add to 30 Day	0.125%
Non-Webloan Lock	0.250%
Subordinate Finance	Fee
CLTV >80 & <=95 (80/15/5)	0.000%
CLTV >95.01 (80/20)	0.500%
State Adj - ARMS	Fee
New Jersey	0.125%
Index 1 Yr. LIBOR	5.14%
Margin	2.25%

15 Day	4/28/2006
30 Day	5/15/2006
45 Day	N/A
60 Day	6/12/2006
90 Day	7/12/2006



Correspondent - Niche Programs

(Excluding NY & CA)

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Pricing Effective:	10:00 AM EST	04/13/06	Until	9:59 a.m. EST	04/14/06
Phone: 866-740-8219	HSBC Website: https://webloan.us.hsbc.com				
Fax-on-Demand: 888 220 4114	Webloan Help Desk (877) 433-4722				

STRETCH Arm Programs

3/1 Arm Index = 1 Yr LIBOR				Rate & Margin Overlays			
LTV OR CLTV <= 70%				LTV or	CLTV 3/1 2/6	Margin	Rate
Rate	Margin	30 Day	60 Day	> 70 <= 75	> 75 <= 80	> 80 <= 85	> 85 <= 90
7.250%	5.500%	0.125%	0.250%	0.125%	0.125%	0.125%	0.125%
7.375%	5.500%	-0.125%	0.000%	0.250%	0.250%	0.375%	0.500%
7.500%	5.500%	-0.375%	-0.250%	0.500%	0.500%	0.625%	0.750%
7.625%	5.625%	-0.625%	-0.500%	0.750%	0.750%	0.875%	1.000%
7.750%	5.750%	-0.875%	-0.750%	1.000%	1.000%	1.125%	1.250%
7.875%	5.875%	-1.125%	-1.000%	1.250%	1.250%	1.375%	1.500%
8.000%	6.000%	-1.375%	-1.250%	1.500%	1.500%	1.625%	1.750%
8.125%	6.125%	-1.625%	-1.500%	1.750%	1.750%	1.875%	2.000%

2/6 Arm Index = 6 Month LIBOR			
LTV <= 70%			
Rate	Margin	30 Day	60 Day
7.250%	5.500%	0.250%	0.375%
7.375%	5.500%	0.000%	0.125%
7.500%	5.500%	-0.250%	-0.125%
7.625%	5.625%	-0.500%	-0.375%
7.750%	5.750%	-0.750%	-0.625%
7.875%	5.875%	-1.000%	-0.875%
8.000%	6.000%	-1.250%	-1.125%
8.125%	6.125%	-1.500%	-1.375%

Index & Caps	
Index 3/1	5.144%
Index 2/6	5.050%
Caps	2/6

Stated Income (SI) - ALL LTVS		
	Margin	Rate
Salaried SI <=90%	0.500%	0.500%
Self Emp SI <=85%	0.500%	0.500%
Self Emp SI >85%	0.750%	0.750%

Maximum Price -3.000%

STRETCH 30 Year Fixed Rate Programs

LTV <= 70%		
Rate	30 Day	60 Day
8.000%	0.875%	1.000%
8.125%	0.375%	0.500%
8.250%	-0.125%	0.000%
8.375%	-0.500%	-0.375%
8.500%	-0.875%	-0.750%
8.625%	-1.250%	-1.125%
8.750%	-1.625%	-1.500%
8.875%	-2.000%	-1.875%

Stretch Fixed Rate Overlays	
LTV OR CLTV:	Rate
LTV >70 <=75	0.125%
LTV >75 <=80	0.250%
LTV >80 <=85	0.375%
LTV > 85 <=90	0.375%
LTV > 90 <=95	0.500%
LTV > 95 <=100	0.750%

Credit Scores:	
Score	Rate
700+	-0.250%
680 - 699	-0.125%
660 - 679	0.000%

Stated Income (SI) - AL	
SI	Rate
Salaried SI <=90%	0.500%
Self Emp SI <=85%	0.500%
Self Emp SI >85%	0.750%

Rate	
NOO	0.750%
2nd Home	0.500%

Government FHA

30 Year FHA		
Rate	15 Day	30 Day
5.875%	0.775%	0.900%
6.000%	-0.240%	-0.115%
6.125%	-0.410%	-0.285%
6.250%	-1.020%	-0.895%
6.375%	-1.630%	-1.505%
6.500%	-2.530%	-2.405%
6.625%	-2.680%	-2.555%
6.750%	-3.270%	-3.145%
6.875%	-3.860%	-3.735%
7.000%	-3.985%	-3.860%

15 Year FHA		
Rate	15 Day	30 Day
5.625%	0.605%	0.730%
5.750%	0.025%	0.150%
5.875%	-0.555%	-0.430%
6.000%	-0.995%	-0.870%
6.125%	-1.120%	-0.995%
6.250%	-1.680%	-1.555%
6.375%	-2.240%	-2.115%
6.500%	-2.890%	-2.765%
6.625%	-3.015%	-2.890%
6.750%	-3.575%	-3.450%

Maximum Price: 3.500%

Government Extended Locks	
60 Day -add to 30 day:	0.125%
90 Day -add to 30 day:	0.500%

State Overlays/Enhancements

Terms:	<= 180		> 180	
	Fee	Fee	Fee	Fee
DC	-0.125%	-0.125%	-0.125%	-0.125%
FL	-0.500%	-0.375%	-0.375%	-0.375%
GA	-0.250%	-0.250%	-0.250%	-0.250%
IL	-0.125%	-0.125%	-0.125%	-0.125%
IA	-0.125%	-0.125%	-0.125%	-0.125%
KS	-0.250%	-0.250%	-0.250%	-0.250%
KY	-0.250%	-0.250%	-0.250%	-0.250%
MN	-0.125%	-0.125%	-0.125%	-0.125%
MS	-0.250%	-0.250%	-0.250%	-0.250%
MO	-0.125%	-0.125%	-0.125%	-0.125%

Terms:	<= 180		> 180	
	Fee	Fee	Fee	Fee
MT	-0.250%	-0.250%	-0.250%	-0.250%
NE	-0.250%	-0.250%	-0.250%	-0.250%
NJ	-0.250%	-0.250%	-0.250%	-0.250%
NM	-0.250%	-0.250%	-0.250%	-0.250%
NC	-0.125%	-0.125%	-0.125%	-0.125%
PA	-0.250%	-0.250%	-0.250%	-0.250%
SC	-0.125%	-0.125%	-0.125%	-0.125%
SD	-0.250%	-0.250%	-0.250%	-0.250%
TX	-0.500%	-0.375%	-0.375%	-0.375%

Second Mortgages - HSBC Blended HELOAN

* A separate Registration/lock form is needed.

BLENDED HELOANS				
15 Year Amortization			Overlays	
TLTV <=85.00%			RATE	
Credit Score >=720			RATE	
Loan Amounts	Rate	60 Day	TLTV	RATE
\$10,000 - \$49,999	7.375%	0.000%	CLTV >85 <90	0.250%
	7.500%	-0.500%	CLTV >=90 <=95	1.125%
	7.625%	-1.000%	CLTV >95 <=100	2.000%
\$50,000-\$99,999	7.500%	0.000%	BALLOONS	0.125%
	7.625%	-0.500%	Amort Term >180	0.250%
	7.750%	-1.000%	Credit Scores	
>= \$100,000	7.625%	0.000%	<= 659	1.250%
	7.750%	-0.500%	660 - 679	0.750%
	7.875%	-1.000%	680 - 719	0.250%
			Stated Doc	0.250%
			2nd Home	0.250%
			Investor	1.500%

Eligible States: AL, AZ, CA, CO, CT, DE, GA, IA, IL, IN, KS, KY, LA, MA, MD, ME, MI, MN, MO, MS, NC, NE, NH, NM, NV, OH, OK, OR, PA, RI, SC, TN, TX, UT, VA, WA, WI, DC

Maximum Price -1.500%

