

5151 Corporate Drive Troy, Michigan 48098
 Lock on-line www.wholesale.flagstar.com
 Lending Service (866) 945-9872
 Lock-ins/Product Option #2
 Underwriting Option #1
 Lock-Ins Fax (248) 312-LOCK

Expiration Dates:
 10 Day 01/06/14
 15 Day 01/10/14
 30 Day 01/27/14
 45 Day 02/10/14
 60 Day 02/24/14

Broker Price Indication Sheet

48 Contiguous States		AK, HI, VI
1 unit	\$417,000	\$625,500
2 units	\$533,850	\$800,775
3 units	\$645,300	\$967,950
4 units	\$801,950	\$1,202,925

Special Offer!

+0.25 Bonus points on all purchases.

Agency Fixed Rates

Maximum Total Premium on Agency Fixed is 104.00 for Loan Sizes <=\$417,000; 103.00 for Loan Sizes >\$417,000

Fannie Mae 30 Year Fixed				
30 Year	10 Day	30 Day	45 Day	60 Day
4.000	97.170	96.974	96.826	96.679
4.125	98.303	98.100	97.948	97.796
4.250	99.251	99.041	98.884	98.727
4.375	99.764	99.547	99.385	99.222
4.500	100.771	100.547	100.380	100.212
4.625	101.779	101.548	101.375	101.203
4.750	102.663	102.426	102.248	102.070
4.875	103.128	102.883	102.700	102.517
5.000	103.767	103.516	103.328	103.140
5.125	104.719	104.462	104.268	104.075
5.250	105.413	105.149	104.950	104.752
5.375	105.520	105.249	105.045	104.841

Fannie Mae 15 Year Fixed				
15 Year	10 Day	30 Day	45 Day	60 Day
3.000	97.911	97.770	97.664	97.558
3.125	98.550	98.402	98.291	98.180
3.250	99.283	99.128	99.012	98.895
3.375	100.098	99.936	99.815	99.694
3.500	100.900	100.732	100.605	100.478
3.625	101.521	101.346	101.214	101.082
3.750	101.913	101.730	101.594	101.457
3.875	102.519	102.330	102.188	102.046
4.000	103.285	103.088	102.941	102.794
4.125	103.853	103.650	103.498	103.346
4.250	103.960	103.750	103.593	103.435
4.375	104.066	103.850	103.687	103.524

A change in investor will result in worse case pricing.

Freddie Mac 30 Year Fixed				
30 Year	10 Day	30 Day	45 Day	60 Day
4.000	97.221	97.024	96.877	96.730
4.125	98.300	98.097	97.945	97.793
4.250	99.163	98.953	98.795	98.638
4.375	99.767	99.550	99.387	99.225
4.500	100.797	100.573	100.406	100.238
4.625	101.727	101.497	101.324	101.151
4.750	102.516	102.278	102.101	101.923
4.875	102.947	102.703	102.519	102.336
5.000	103.755	103.504	103.315	103.127
5.125	104.667	104.409	104.216	104.022
5.250	105.277	105.012	104.813	104.615
5.375	105.384	105.112	104.909	104.705

Freddie Mac 15 Year Fixed				
15 Year	10 Day	30 Day	45 Day	60 Day
3.000	97.916	97.774	97.668	97.562
3.125	98.556	98.408	98.297	98.186
3.250	99.145	98.990	98.874	98.757
3.375	99.929	99.767	99.645	99.524
3.500	100.694	100.526	100.399	100.272
3.625	101.295	101.119	100.987	100.856
3.750	101.693	101.511	101.374	101.237
3.875	102.299	102.109	101.967	101.825
4.000	103.011	102.815	102.668	102.521
4.125	103.605	103.402	103.250	103.098
4.250	103.975	103.765	103.607	103.450
4.375	104.069	103.852	103.690	103.527

Fixed Program Adjustments

Fannie Mae Fixed pricing grid				Freddie Mac Fixed pricing grid	
Program Name	Adjustment Price	Rate		Program Name	Adjustment Price
10 Year (use 15Y)	0.625			10 Year (use 15Y)	0.625
20 Year (use 30Y)	0.625			20 Year (use 30Y)	0.625
MyCommunity Products	-0.750	+0.25%		A Minus Level 1	-1.500
Fannie Mae Cooperative	-0.250			A Minus Level 2	-1.750
FNMA Multiple Property	0.000			A Minus Level 3	-3.000
Homestyle Renovation	-1.000			A Minus Level 4-5	-4.250

See Adjustment Page for loan parameter price adjustments

Agency ARM Rates

Maximum Total Premium on Agency ARMs is 103.00

Agency 3/1, 5/1, 7/1, 10/1 LIBOR ARMs

3/1	15 Day	30 Day	45 Day	60 Day
3.250	102.113	101.988	101.863	101.688
3.375	102.277	102.152	102.027	101.852
3.500	102.417	102.292	102.167	101.992
3.625	102.581	102.456	102.331	102.156
3.750	102.746	102.621	102.496	102.321
3.875	102.910	102.785	102.660	102.485
4.000	103.025	102.900	102.775	102.600
4.125	103.131	103.006	102.881	102.706
4.250	103.212	103.087	102.962	102.787
4.375	103.259	103.134	103.009	102.834

5/1	15 Day	30 Day	45 Day	60 Day
3.000	100.617	100.492	100.367	100.192
3.125	101.007	100.882	100.757	100.582
3.250	101.398	101.273	101.148	100.973
3.375	101.790	101.665	101.540	101.365
3.500	102.015	101.890	101.765	101.590
3.625	102.248	102.123	101.998	101.823
3.750	102.481	102.356	102.231	102.056
3.875	102.714	102.589	102.464	102.289
4.000	102.872	102.747	102.622	102.447
4.125	103.105	102.980	102.855	102.680

7/1	15 Day	30 Day	45 Day	60 Day
3.500	100.520	100.395	100.270	100.095
3.625	100.888	100.763	100.638	100.463
3.750	101.256	101.131	101.006	100.831
3.875	101.624	101.499	101.374	101.199
4.000	101.840	101.715	101.590	101.415
4.125	102.023	101.898	101.773	101.598
4.250	102.168	102.043	101.918	101.743
4.375	102.259	102.134	102.009	101.834
4.500	102.274	102.149	102.024	101.849
4.625	102.365	102.240	102.115	101.940

10/1	15 Day	30 Day	45 Day	60 Day
3.500	98.789	98.664	98.539	98.364
3.625	99.399	99.274	99.149	98.974
3.750	99.926	99.801	99.676	99.501
3.875	100.339	100.214	100.089	99.914
4.000	100.694	100.569	100.444	100.269
4.125	101.210	101.085	100.960	100.785
4.250	101.684	101.559	101.434	101.259
4.375	102.099	101.974	101.849	101.674
4.500	102.371	102.246	102.121	101.946
4.625	102.683	102.558	102.433	102.258

ARM Program Adjustments

Program Name	Price Adjustments
Fannie Mae High Balance	-1.500
FNMA Multiple Property	-0.250

	Margin	Caps
Agency 3/1	2.250%	2/2/6
Agency 5/1, 7/1, 10/1	2.250%	5/2/5

See Page 4 for 5/1 ARM pricing with 2/2/6 caps

Key Indices:

Oct 10-Year Yield	2.625	Oct 20-Year Yield	3.380	APOR FIX23Y	4.530	APOR ARM7Y	3.280
Nov 10-Year Yield	2.720	Nov 20-Year Yield	3.500	APOR FIX13Y	3.600	APOR ARM5Y	2.940
1 Year T-Bill/CMT	0.130	6 Month LIBOR	0.349	APOR FIX9Y	4.390	APOR ARM3Y	2.860
12 Month LIBOR	0.584	MTA	0.134	APOR ARM10Y	3.790	APOR ARM1Y	2.890
Prime	3.250						

See Adjustment Page for loan parameter price adjustments

RATES SUBJECT TO CHANGE AT ANY TIME WITHOUT NOTICE



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Broker Price Indication Sheet

48 Contiguous States		AK, HI, VI
1 unit	\$417,000	\$625,500
2 units	\$533,850	\$800,775
3 units	\$645,300	\$967,950
4 units	\$801,950	\$1,202,925

Agency Loan Parameter Price Adjustments

Investment Property (excludes HomePath)	Price	Purpose Type	Price
LTV <=75%	-1.750	Cash-Out Refi (FN/FH High Bal & Super Conf ONLY)	-1.000
LTV 75.01-80%	-3.000	Cash-Out Refinance FICO < 680 (Texas only)	-0.250
Property Type		Purchase	+0.250
2 units (excludes MCM)	-1.000	LTV	
3-4 units (excludes MCM)	-1.000	LTV >90% (All ARMs excluding MCM 7/1)	-0.250
Condo LTV >75% (excludes 10Y/15Y, detached condos)	-0.750	LTV/CLTV <=75% (Agency Jumbo ARMs ONLY)	-0.750
Manufactured Housing**	-1.500	LTV/CLTV >75% (Agency Jumbo ARMs ONLY)	-1.500
NY Mortgage Tax Fee (excludes co-ops)**	-0.250	Escrow Waiver**	
		All States	-0.150

** = Excluded from HARP caps

FICO/LTV adjustments (excludes 10Y/15Y, Home Possible, A Minus, MCM and HARP products)							
FICO	<=60%	60.01-70%	70.01-75%	75.01-80%	80.01-85%	85.01-95%	>95%
740+	+0.250	0.000	0.000	-0.250	-0.250	-0.250	N/A
720-739	+0.250	0.000	-0.250	-0.500	-0.500	-0.500	N/A
700-719	+0.250	-0.500	-0.750	-1.000	-1.000	-1.000	N/A
680-699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	N/A
FN 660-679	0.000	-1.000	-2.000	-2.500	-2.750	-2.250	N/A
FH 660-679	0.000	-1.000	-2.250	-2.750	-2.750	-2.250	N/A
640-659	-0.500	-1.250	-2.500	-3.000	-3.250	-2.750	N/A
620-639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	N/A

Star Rating	
Excluded from HARP caps	
5.0	+0.250
4.5	+0.125
4.0	+0.100
3.5	0.000
3.0	0.000
2.5	0.000
2.0	-0.100
1.5	-0.125
1.0	-0.250

State Tier Adjustments (exclude FN High Bal and FH Super Conf.)						
Tier 1+	TX					
Tier 1	FL, NY					
Tier 2	GA, MD, NC, NJ, OK, PA, TN					
Tier 3	AL, AR, AZ, CA, CT, DE, ID, IN, IA, KS, KY, LA, MI, MS, MO, NE, NH, NM, ND, OH, RI, SC, SD, VA, VT, WA					
Tier 4	CO, IL, MA, ME, MT, NV, OR, UT, WI					
Tier 5						
Tier 6	AK, DC, HI, MN, VI, WV, WY					
These adjustments are excluded from HARP caps:						
	Tier 1+	Tier 1	Tier 2	Tier 3	Tier 4	Tier 6
Loan Size						
\$30,000-\$49,999	-0.725	-0.750	-0.825	-0.875	-0.925	-1.025
\$50,000-\$74,999	-0.225	-0.250	-0.325	-0.375	-0.425	-0.525
\$75,000-\$99,999	-0.100	-0.125	-0.200	-0.250	-0.300	-0.400
\$100,000-\$124,999	0.025	0.000	-0.075	-0.125	-0.175	-0.275
\$125,000-\$149,999	0.085	0.060	-0.015	-0.065	-0.115	-0.215
\$150,000+	0.150	0.125	0.050	0.000	-0.050	-0.150
\$175,000-\$224,999	0.190	0.165	0.090	0.040	-0.010	-0.110
Applies to Fannie Mae (doc #5301) and Freddie Mac (doc#5302) 30Y and 15Y ONLY						
\$225,000+	0.225	0.200	0.125	0.075	0.025	-0.075
Applies to Fannie Mae (doc #5301) and Freddie Mac (doc#5302) 30Y and 15Y ONLY						

Add'l MyCommunity adj
Sub Fin subtract 0.50

Cash Out Refinance (FICO/LTV)				
	<=60%	60.01-75%	75.01-80%	80.01-85%
>=740	0.000	-0.250	-0.500	-0.625
700-739	0.000	-0.625	-0.750	-1.500
680-699	0.000	-0.750	-1.375	-2.500
660-679	-0.250	-0.750	-1.500	-2.500
640-659	-0.250	-1.250	-2.375	-3.125
620-639	-0.250	-1.250	-2.875	-3.125
Subordinate Financing (excludes MyCommunity Products)				
	LTV	CLTV	FICO	
<=65%	80.01-95%	<720		-0.50
<=65%	80.01-95%	>=720		-0.25
65.01-75%	80.01-95%	<720		-0.75
65.01-75%	80.01-95%	>=720		-0.50
75.01-80%	76.01-95%	<720		-1.00
75.01-80%	76.01-95%	>=720		-0.75
80.01-90%	81.01-95%	<720		-1.00
80.01-90%	81.01-95%	>=720		-0.75
FRR 80.01-90%	81.01-95%	>=720		-0.50
FN 90.01-95%	90.01-95%	<720		-1.00
FN 90.01-95%	90.01-95%	>=720		-0.75
FRR 90.01-95	90.01-95%	<720		-0.50
FRR 90.01-95	90.01-95%	>=720		-0.25
FH 90.01-95%	90.01-95%	<720		-1.50
FH 90.01-95%	90.01-95%	>=720		-1.25
ALL	>95%	ALL		-1.50

Fannie Mae DU Refi Plus, Freddie Mac Relief Refinance and Open Access (also see applicable adjustments above)									
These adjustments are in lieu of the duplicate adjustments above.									
Price Caps - Fannie Mae DU Refi Plus				Price Caps - FH Relief Refi				Occupancy	
Loan Term	LTV	Occupancy	Price Cap	Loan Term	LTV	Occupancy	Price Cap	Investment property all LTV subtract 1.75	
<=20Y	>80%	OO	0.000	<=20Y	>80%	OO	0.000	LTV:	LTV 95.01-97% subtract 0.50
>20Y	>80%	OO	0.500	<=20Y	>80%	2nd	0.000		LTV 97.01-105% subtract 1.00
ALL	>80%	2nd	1.750	>20Y	>80%	OO	0.500		LTV >105% subtract 1.00 (FN 30Y)
ALL	>80%	INV	1.750	>20Y	>80%	2nd	0.500		LTV >105% subtract 0.50 (Not FN30Y)
ALL	<=80%	ALL	1.750	ALL	>80%	INV	1.750		LTV >105% subtract 1.75 from price (FH)
FICO/LTV adjustments (excludes 10Y/15Y products).								Units	
FICO	<=60%	60.01-70%	70.01-75%	75.01-80%	80.01-85%	85.01-95%	>95%	2-units subtract 1.00 from price	
FN 740+	+0.250	0.000	0.000	0.000	0.000	0.000	0.000	3-4 units All LTV subtract 1.50 from price (FN)	
FH 740+	+0.250	0.000	0.000	-0.250	0.000	0.000	0.000	3-4 units LTV <=85% subtract 1.50 from price (FH)	
FN 720-739	+0.250	0.000	0.000	0.000	0.000	0.000	0.000	3-4 units LTV >85% subtract 1.75 from price (FH)	
FH 720-739	+0.250	0.000	-0.250	-0.500	0.000	0.000	0.000	Subordinate Financing (DU Refi Plus ONLY)	
FN 700-719	+0.250	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	FH Relief Refi see grid above	
FH 700-719	+0.250	-0.500	-0.750	-1.000	-0.500	-0.500	-0.500	LTV	CLTV
FN 680-699	0.000	-0.500	-0.750	-0.750	-0.750	-0.750	-0.500	65.01-75%	90.01-95%
FH 680-699	0.000	-0.500	-1.250	-1.750	-1.000	-0.750	-0.750	65.01-75%	90.01-95%
FN 660-679	0.000	-1.000	-1.500	-1.750	-1.750	-1.750	-1.250	75.01-95%	90.01-95%
FH 660-679	0.000	-1.000	-1.750	-1.750	-1.750	-1.750	-1.750	75.01-95%	90.01-95%
640-659	-0.500	-1.250	-1.750	-1.750	-1.750	-1.750	-1.750	75.01-90%	76.01-90%
620-639	-0.500	-1.500	-1.750	-1.750	-1.750	-1.750	-1.750	75.01-90%	76.01-90%
<620	-0.500	-1.500	-1.750	-1.750	-1.750	-1.750	-1.750	ALL	>95%

High Bal/Super Conf. ARM				These adjustments are excluded from HARP caps:					
All LTV/CLTV <= 75% subtract .75 from price				EA Risk Class		A Minus Risk Class		All >105% Products	
All LTV/CLTV > 75% subtract 1.50 from price				DURP SS subtract 0.25		Level 1 subtract 1.50		Subtract 1.00	
AMDC Offset (applies to HARP <=20Y products)				DURP OS EA1 subtract 0.25		Level 2-5 subtract 1.75			
FN: LTV >80% and OO add 0.25 to price				DURP OS EA2 subtract 0.50		High Bal		Super Conf	
FH: LTV >80% and OO or 2nd Home add 0.25 to price				DURP OS EA3 subtract 1.50		Subtract 1.50		Subtract 1.75	

Fannie Mae HomePath		Lender Paid Mtg Insurance									
LTV 80.01-85% subtract 1.00		Fixed				Loan Parameters					
LTV 85.01-90% subtract 1.75		LTV	<=679	680-719	720-739	740+	<=679	680-719	720-739	740+	
LTV 90.01-95% subtract 2.50		<=85.00	-1.540	-1.330	-1.120	-0.990	R/T Refi	-1.050	-0.530	0.000	0.000
		85.01-90	-2.660	-2.170	-1.720	-1.370	CO Refi	-1.300	-1.000	-0.700	-0.500
Investment LTV<=75% subtract 2.00		90.01-95	-4.200	-3.290	-2.350	-2.150	2nd Home	-1.230	-1.000	-0.490	-0.250
Investment LTV 75.01-80% subtract 2.50		5/1, 7/1, 10/1 ARMs				<=25Y	+0.390	+0.280	+0.180	+0.180	
Investment LTV 80.01-85% subtract 3.00		<=85.00	-1.930	-1.580	-1.330	-1.240	\$417,001-625,500	-2.100	-1.400	-0.880	-0.400
HomePath Renovation subtract 1.00		85.01-90	-3.290	-2.870	-2.280	-1.710	>\$625,500	-2.980	-2.280	-1.750	-1.230
		90.01-95	-5.220	-4.270	-3.050	-2.680					

If locked prior to MI cert, loan may be subject to re-price

Broker Price Indication Sheet

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Underwriting	Option #1	45 Day	02/10/14
Lock-Ins Fax	(248) 312-LOCK	60 Day	02/24/14

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1 unit	\$417,000
2 units	\$533,850
3 units	\$645,300
4 units	\$801,950
	\$625,500
	\$800,775
	\$967,950
	\$1,202,925

High Balance & Super Conforming Fixed Rates

Maximum Total Premium on High Balance & Super Conforming Fixed is 103.00

FN High Balance 30 Year Fixed				
30 Year	10 Day	30 Day	45 Day	60 Day
4.000	96.170	95.974	95.826	95.679
4.125	97.303	97.100	96.948	96.796
4.250	98.251	98.041	97.884	97.727
4.375	98.764	98.547	98.385	98.222
4.500	99.646	99.422	99.255	99.087
4.625	100.654	100.423	100.250	100.078
4.750	101.538	101.301	101.123	100.945
4.875	102.003	101.758	101.575	101.392
5.000	102.267	102.016	101.828	101.640
5.125	103.219	102.962	102.768	102.575
5.250	103.970	103.706	103.507	103.309
5.375	104.020	103.749	103.545	103.341

FN High Balance 15 Year Fixed				
15 Year	10 Day	30 Day	45 Day	60 Day
3.125	97.550	97.402	97.291	97.180
3.250	98.283	98.128	98.012	97.895
3.375	99.098	98.936	98.815	98.694
3.500	99.900	99.732	99.605	99.478
3.625	100.521	100.346	100.214	100.082
3.750	100.913	100.730	100.594	100.457
3.875	101.519	101.330	101.188	101.046
4.000	102.285	102.088	101.941	101.794
4.125	102.893	102.690	102.538	102.386

A change in investor will result in worse case pricing.

FH Super Conforming 30 year Fixed				
30 Year	10 Day	30 Day	45 Day	60 Day
4.000	96.221	96.024	95.877	95.730
4.125	97.300	97.097	96.945	96.793
4.250	98.163	97.953	97.795	97.638
4.375	98.642	98.425	98.262	98.100
4.500	99.672	99.448	99.281	99.113
4.625	100.602	100.372	100.199	100.026
4.750	101.391	101.153	100.976	100.798
4.875	101.822	101.578	101.394	101.211
5.000	102.255	102.004	101.815	101.627
5.125	103.167	102.909	102.716	102.522
5.250	103.878	103.613	103.414	103.216
5.375	103.942	103.670	103.467	103.263

FH Super Conforming 15 Year Fixed				
15 Year	10 Day	30 Day	45 Day	60 Day
3.125	97.556	97.408	97.297	97.186
3.250	98.145	97.990	97.874	97.757
3.375	98.929	98.767	98.645	98.524
3.500	99.694	99.526	99.399	99.272
3.625	100.295	100.119	99.987	99.856
3.750	100.693	100.511	100.374	100.237
3.875	101.299	101.109	100.967	100.825
4.000	102.011	101.815	101.668	101.521
4.125	102.605	102.402	102.250	102.098

Fixed Program Adjustments

Fannie Mae High Balance Fixed Pricing Grid			Freddie Mac Super Conforming Fixed Pricing Grid	
Program Name	Adjustment Price	Rate	Program Name	Adjustment Price
10 Year (use 15Y)	0.625		10 Year (use 15Y)	0.625
20 Year (use 30Y)	0.625		20 Year (use 30Y)	0.625
MyCommunity Products	-0.750	+0.25%		
Fannie Mae Cooperative	-0.250			

Agency 5/1 LIBOR ARM, 2.25% Margin, 2/2/6 Caps

Maximum Total Premium on Agency ARMs is 103.00

5/1	15 Day	30 Day	45 Day	60 Day
3.000	100.512	100.387	100.262	100.087
3.125	100.901	100.776	100.651	100.476
3.250	101.292	101.167	101.042	100.867
3.375	101.683	101.558	101.433	101.258
3.500	101.898	101.773	101.648	101.473
3.625	102.211	102.086	101.961	101.786
3.750	102.447	102.322	102.197	102.022
3.875	102.679	102.554	102.429	102.254
4.000	102.837	102.712	102.587	102.412
4.125	103.070	102.945	102.820	102.645

Freddie Mac Relief Refi 5/1 **Margin** 2.750% **Caps** 2/2/6

See Adjustment Page for loan parameter price adjustments

RATES SUBJECT TO CHANGE AT ANY TIME WITHOUT NOTICE