

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:
15 Day 07/15/11
30 Day 08/01/11
45 Day 08/15/11
60 Day 08/29/11

Correspondent 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	\$650,000
4 units	\$650,000	\$650,000



Fixed Jumbo Financing

Flagstar offers Jumbo loans with fixed-rate and ARM options.

Agency Fixed Rates- Best Efforts Pricing

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	15 Day	30 Day	45 Day	60 Day
4.250	99.049	98.926	98.802	98.678
4.375	100.192	100.064	99.935	99.806
4.490	100.935	100.802	100.668	100.535
4.500	100.946	100.812	100.678	100.544
4.625	101.502	101.362	101.223	101.084
4.750	102.208	102.064	101.919	101.775
4.875	103.235	103.086	102.936	102.787
4.990	103.890	103.736	103.581	103.427
5.000	103.901	103.746	103.591	103.437
5.125	104.416	104.257	104.097	103.937
5.250	104.996	104.832	104.667	104.502
5.375	105.974	105.804	105.634	105.464

Fannie Mae 15 Year Fixed				
15 Year	15 Day	30 Day	45 Day	60 Day
3.375	99.632	99.544	99.456	99.368
3.500	100.022	99.929	99.836	99.744
3.625	100.398	100.300	100.202	100.104
3.750	101.373	101.270	101.167	101.064
3.875	102.044	101.935	101.827	101.719
3.990	102.391	102.278	102.165	102.052
4.000	102.402	102.288	102.175	102.061
4.125	102.727	102.609	102.490	102.371
4.250	103.376	103.252	103.128	103.005
4.375	104.028	103.899	103.770	103.641
4.500	104.393	104.259	104.125	103.991
4.625	104.766	104.627	104.488	104.349

A change in investor will result in worse case pricing.

Freddie Mac 30 Year Fixed				
30 Year	15 Day	30 Day	45 Day	60 Day
4.250	99.125	99.002	98.878	98.754
4.375	100.106	99.977	99.849	99.720
4.490	100.745	100.611	100.478	100.344
4.500	100.755	100.621	100.487	100.353
4.625	101.225	101.086	100.947	100.808
4.750	102.186	102.042	101.897	101.753
4.875	103.096	102.947	102.797	102.648
4.990	103.645	103.491	103.337	103.183
5.000	103.656	103.501	103.346	103.192
5.125	104.075	103.915	103.756	103.596
5.250	104.951	104.786	104.621	104.456
5.375	105.822	105.652	105.482	105.312

Freddie Mac 15 Year Fixed				
15 Year	15 Day	30 Day	45 Day	60 Day
3.375	99.047	98.959	98.871	98.784
3.500	99.508	99.415	99.322	99.229
3.625	99.921	99.823	99.725	99.627
3.750	101.244	101.141	101.038	100.935
3.875	101.948	101.839	101.731	101.623
3.990	102.355	102.242	102.129	102.016
4.000	102.366	102.252	102.139	102.025
4.125	102.699	102.580	102.462	102.343
4.250	103.159	103.035	102.911	102.787
4.375	103.844	103.715	103.586	103.457
4.500	104.239	104.105	103.971	103.837
4.625	104.614	104.475	104.336	104.196

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)	0.750		10 Year (use 15Y)	0.750	
20 Year (use 30Y)	0.750		20 Year (use 30Y)	0.750	
ALL Interest-Only 10/20	-2.000		Freddie Mac Open Access	-0.750	
Fannie Mae Interest-Only 15/15	-2.625		Freddie Mac Alt 95	-0.500	
ALL High Balance	-1.125		Freddie Mac Super Conforming	-1.375	
MyCommunity Products	-0.750	+0.25%	A Minus Level 1	-1.500	
Expanded Approval Level 1	-0.250		A Minus Level 2	-1.750	
Fannie Mae Cooperative	-0.500		A Minus Level 3	-3.000	
FNMA Multiple Property	0.000		A Minus Level 4-5	-4.250	
Homestyle Renovation	-1.000				
Rural Housing FICO 600-639	-1.500				
Rural Housing FICO 640-659	-0.750				
Max Rate: 5.25%					

See Adjustment Page for loan parameter price adjustments

Agency ARM Rates

Maximum Total Premium on Agency ARMs is 103.00

Agency ARMs 3/1, 5/1, 7/1, 10/1 LIBOR ARMs & Interest-Only

3/1	15 Day	30 Day	45 Day	60 Day
2.500	100.506	100.381	100.256	100.081
2.625	100.828	100.703	100.578	100.403
2.750	101.133	101.008	100.883	100.708
2.875	101.411	101.286	101.161	100.986
3.000	101.671	101.546	101.421	101.246
3.125	101.903	101.778	101.653	101.478
3.250	102.136	102.011	101.886	101.711
3.375	102.368	102.243	102.118	101.943
3.500	102.548	102.423	102.298	102.123
3.625	102.712	102.587	102.462	102.287

5/1	15 Day	30 Day	45 Day	60 Day
2.625	99.831	99.706	99.581	99.406
2.750	100.247	100.122	99.997	99.822
2.875	100.633	100.508	100.383	100.208
3.000	100.989	100.864	100.739	100.564
3.125	101.313	101.188	101.063	100.888
3.250	101.669	101.544	101.419	101.244
3.375	102.057	101.932	101.807	101.632
3.500	102.344	102.219	102.094	101.919
3.625	102.576	102.451	102.326	102.151
3.750	102.792	102.667	102.542	102.367

7/1	15 Day	30 Day	45 Day	60 Day
3.125	99.784	99.659	99.534	99.359
3.250	100.195	100.070	99.945	99.770
3.375	100.576	100.451	100.326	100.151
3.500	100.949	100.824	100.699	100.524
3.625	101.404	101.279	101.154	100.979
3.750	101.828	101.703	101.578	101.403
3.875	102.230	102.105	101.980	101.805
4.000	102.533	102.408	102.283	102.108
4.125	102.807	102.682	102.557	102.382
4.250	103.060	102.935	102.810	102.635

10/1	15 Day	30 Day	45 Day	60 Day
3.750	99.990	99.867	99.742	99.567
3.875	100.535	100.412	100.287	100.112
4.000	101.010	100.887	100.762	100.587
4.125	101.519	101.396	101.271	101.096
4.250	102.030	101.907	101.782	101.607
4.375	102.542	102.419	102.294	102.119
4.500	102.839	102.716	102.591	102.416
4.625	103.108	102.985	102.860	102.685
4.750	103.377	103.254	103.129	102.954
4.875	103.646	103.523	103.398	103.223

ARM Program Adjustments

Program Name	Price Adjustments
All Freddie Mac programs	-0.250
Freddie Mac Open Access	-0.750
Fannie Mae High Balance	-1.125
Expanded Approval Level 1	-0.375
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
FNMA Int-Only 3/1	2.250%	2/2/6
FNMA Int-Only 5/1, 7/1, 10/1	2.250%	5/2/5
Freddie Mac Relief Refi 5/1	2.750%	5/2/5
Expanded Approval 5/1	3.000%	2/2/6

Key Indices:

Apr. 10-Year Yield	3.150	Apr. 20-Year Yield	3.990	APOR FIX23Y	4.570	APOR ARM7Y	3.440
May 10-Year Yield	2.980	May 20-Year Yield	3.980	APOR FIX13Y	3.790	APOR ARM5Y	3.070
1 Year T-Bill/CMT	0.170	6 Month LIBOR	0.398	APOR FIX9Y	4.800	APOR ARM3Y	2.970
12 Month LIBOR	0.734	MTA	0.307	APOR ARM10Y	4.060	APOR ARM1Y	2.970
Prime	3.250						

See Adjustment Page for loan parameter price adjustments



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2 units	\$533,850	\$800,775
3 units	\$645,300	\$650,000
4 units	\$650,000	\$650,000

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		LTV	
2 units (excludes MCM)	-1.000	LTV 95.01-97% (excludes MCM)	-0.500
3-4 units (excludes MCM)	-1.500	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
Condo in CA (Freddie Mac products ONLY)	-1.000	LTV/CLTV >75% (Agency Jumbo ARMs ONLY)	-1.500
Manufactured Housing	-1.500	FICO	
Escrow Waiver		FICO <580 (FHLMC A Minus ONLY)	-0.500
All States (excludes CA)	-0.250	Delivery	
CA ONLY	-0.150	Mandatory Delivery (applicable to certain products)	+0.200

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	-0.250
720-739	+0.250	0.000	-0.250	-0.500	-0.500	-0.500	-0.500
700-719	+0.250	-0.500	-0.750	-1.000	-1.000	-1.000	-1.000
680-699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.000
FN 660-679	0.000	-1.000	-2.000	-2.500	-2.750	-2.250	-1.750
FH 660-679	0.000	-1.000	-2.250	-2.750	-2.750	-2.250	-2.250
640-659	-0.500	-1.250	-2.500	-3.000	-3.250	-2.750	-2.250
620-639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.000

Star Rating	
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					
	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						

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	N/A	N/A
620-639	-0.250	-1.250	N/A	N/A

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
FH 90.01-95%	90.01-95%	<720	-0.50
FH 90.01-95%	90.01-95%	>=720	-0.25
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.											
FICO/LTV adjustments (excludes 15Y products).							Occupancy				
FICO	<=60%	60.01-70%	70.01-75%	75.01-80%	80.01-85%	85.01-95%	95.01-125%	Investment property all LTV subtract 1.75			
FN 740+	+0.250	0.000	0.000	0.000	0.000	0.000	0.000	LTV: LTV 95.01-97% subtract 0.50 LTV 97.01-105% subtract 1.00 LTV 105.01-125% subtract 1.00 (FN 30Y) LTV 105.01-125% subtract 0.50 (FN 20Y/25Y) LTV 105.01-125% subtract 1.75 from price (FH)			
FH 740+	+0.250	0.000	0.000	-0.250	0.000	0.000	0.000				
FN 720-739	+0.250	0.000	0.000	0.000	0.000	0.000	0.000				
FH 720-739	+0.250	0.000	-0.250	-0.500	0.000	0.000	0.000				
FN 700-719	+0.250	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	Units 2-units subtract 1.00 from price 3-4 units All LTV subtract 1.50 from price (FN) 3-4 units LTV <=85% subtract 1.50 from price (FH) 3-4 units LTV >85% subtract 1.75 from price (FH)			
FH 700-719	+0.250	-0.500	-0.750	-1.000	-0.500	-0.500	-0.500				
FN 680-699	0.000	-0.500	-0.750	-0.750	-0.750	-0.750	-0.500				
FH 680-699	0.000	-0.500	-1.250	-1.750	-1.000	-0.750	-0.750				
FN 660-679	0.000	-1.000	-1.500	-1.750	-1.750	-1.750	-1.250	Subordinate Financing (DU Refi Plus ONLY) FH Relief Refi and Open Access see grid above			
FH 660-679	0.000	-1.000	-1.750	-1.750	-1.750	-1.750	-1.750				
640-659	-0.500	-1.250	-1.750	-1.750	-1.750	-1.750	-1.750				
620-639	-0.500	-1.500	-1.750	-1.750	-1.750	-1.750	-1.750				
<620	-0.500	-1.500	-1.750	-1.750	-1.750	-1.750	-1.750				
High Bal/Super Conf. ARM				EA Risk Class				LTV	CLTV	FICO	Non I-O
All LTV/CLTV <= 75% subtract .75 from price				Level 1 subtract 0.25				65.01-75%	90.01-95%	<720	-0.50
All LTV/CLTV > 75% subtract 1.50 from price				Level 2 subtract 0.50				65.01-75%	90.01-95%	>=720	-0.25
Super Conf Loan Sizes				High Bal Loan Sizes				75.01-95%	90.01-95%	<720	-0.50
Subtract 1.375				Subtract 1.125				75.01-95%	90.01-95%	>=720	-0.25
All 125% Products				A Minus Risk Class				75.01-90%	76.01-90%	<720	-0.25
Subtract 1.00				Level 1 subtract 1.50				75.01-90%	76.01-90%	>=720	0.00
				Level 2-5 subtract 1.75				ALL	>95%	ALL	-1.50

Fannie Mae HomePath
LTV 80.01-85% subtract 1.00
LTV 85.01-90% subtract 1.75
LTV 90.01-95% subtract 2.50
LTV 95.01-97% subtract 3.625
Investment LTV <=75% subtract 1.50
Investment LTV 75.01-80% subtract 2.00
Investment LTV 80.01-85% subtract 2.50
HomePath Renovation subtract 1.00
EA L1 Risk Class subtract 0.25

Add'l MyCommunity adj
Sub Fin subtract 0.50

Interest-Only	
	<=70%
Fixed	-1.00
ARMs	-0.75

Lender Paid Mtg Insurance			
Conforming Fixed			Max Loan Amt
LTV	680-699	700+	417,000
<=85.00	-1.100	-0.990	R/T Refinance
85.01-90	-1.800	-1.400	subtract 0.40
90.01-95	-2.95**	-2.400	Condo
Conf. 5/1, 7/1, 10/1 ARMs			subtract 0.40
LTV	680-699	700+	Terms<=25Y
<=85.00	-1.500	-1.240	add 0.55 to price
85.01-90	-2.300	-1.740	KY, WV
90.01-95	-3.85**	-2.910	subtract 0.25
*Genworth only			FL
**RMIC only			subtract 0.55
If locked prior to MI cert, loan may be subject to re-price			



Correspondent Price Indication Sheet

5151 Corporate Drive Lending Service (866) 945-9872 Lock-ins/Product Option #2
Troy, Michigan 48098 Lock-Ins Fax (248) 312-LOCK Underwriting Option #3

Expiration Dates: 15 Day 07/15/11 30 Day 08/01/11 45 Day 08/15/11 60 Day 08/29/11

Government Fixed - Best Efforts Pricing

GNMA I 30Y				
Rate	15 Day	30 Day	45 Day	60 Day
4.000	98.036	97.922	97.809	97.695
4.500	102.659	102.525	102.391	102.257
5.000	106.003	105.849	105.694	105.540

GNMA I 15Y				
Rate	15 Day	30 Day	45 Day	60 Day
3.500	100.616	100.523	100.430	100.337
4.000	103.046	102.933	102.820	102.706
4.500	105.224	105.090	104.956	104.822

Maximum Total Premium is 104.00

GNMA II 30Y				
Rate	15 Day	30 Day	45 Day	60 Day
4.125	98.333	98.214	98.096	97.977
4.250	101.108	100.984	100.861	100.737
4.375	101.662	101.533	101.404	101.275
4.490	102.179	102.046	101.912	101.779
4.625	102.531	102.392	102.253	102.114
4.750	104.659	104.515	104.371	104.227
4.875	105.131	104.982	104.833	104.683
4.990	105.587	105.433	105.279	105.125
5.125	105.863	105.704	105.544	105.384

GNMA II 15Y				
Rate	15 Day	30 Day	45 Day	60 Day
3.250	99.616	99.534	99.451	99.369
3.375	100.138	100.050	99.963	99.875
3.625	100.950	100.852	100.754	100.656
3.750	102.072	101.969	101.866	101.762
3.875	102.550	102.441	102.333	102.225
4.125	103.324	103.206	103.087	102.968
4.250	104.299	104.175	104.052	103.928
4.375	104.752	104.623	104.494	104.365
4.625	105.533	105.394	105.255	105.115

GNMA (Jumbo) 30Y				
Rate	15 Day	30 Day	45 Day	60 Day
4.250	99.858	99.734	99.611	99.487
4.375	100.412	100.283	100.154	100.025
4.500	100.940	100.806	100.672	100.538
4.625	101.281	101.142	101.003	100.864
4.750	103.159	103.015	102.871	102.727
4.875	103.631	103.482	103.333	103.183
5.000	104.097	103.943	103.788	103.634
5.125	104.363	104.204	104.044	103.884

GNMA (Jumbo) 15Y				
Rate	15 Day	30 Day	45 Day	60 Day
3.625	99.700	99.602	99.504	99.406
3.750	100.822	100.719	100.616	100.512
3.875	101.300	101.191	101.083	100.975
4.000	101.796	101.683	101.570	101.456
4.125	102.074	101.956	101.837	101.718
4.250	103.049	102.925	102.802	102.678
4.375	103.502	103.373	103.244	103.115
4.500	103.974	103.840	103.706	103.572

Government Adjustable Rates

3/1 ARM	15 Day	30 Day	45 Day	60 Day		5/1 ARM	15 Day	30 Day	45 Day	60 Day
2.750	100.344	100.219	100.094	99.919	Caps: 1/1/5 Margin: 2.00% Max Total Premium 103.00	3.250	101.111	100.986	100.861	100.686
2.875	100.694	100.569	100.444	100.269		3.375	101.511	101.386	101.261	101.086
3.000	101.044	100.919	100.794	100.619		3.500	101.867	101.742	101.617	101.442
3.125	101.394	101.269	101.144	100.969		3.625	102.254	102.129	102.004	101.829
3.250	101.526	101.401	101.276	101.101		3.750	102.690	102.565	102.440	102.265
3.375	101.876	101.751	101.626	101.451		3.875	103.078	102.953	102.828	102.653
3.500	102.182	102.057	101.932	101.757		4.000	103.465	103.340	103.215	103.040
3.625	102.519	102.394	102.269	102.094		4.125	103.853	103.728	103.603	103.428
3.750	102.435	102.310	102.185	102.010		4.250	103.978	103.853	103.728	103.553
3.875	102.773	102.648	102.523	102.348		4.375	104.366	104.241	104.116	103.941
4.000	103.066	102.941	102.816	102.641		4.500	104.665	104.540	104.415	104.240

FHA 3Y loans that disburse April 16, 2011 - July 15, 2011, change date is October 1, 2014
FHA 5Y loans that disburse April 16, 2011 - July 15, 2011, change date is October 1, 2016

Government Price Adjustments

Loan Size	Price	Property Type	Price	Rate
\$75,000 - \$99,999	-0.250	Manufactured Housing	-1.000	+0.500
\$50,000 - \$74,999	-0.750	NC, SC	-0.250	
\$20,000 - \$49,999	-2.000	FICO		
Program Adjustments		No FICO (excludes streamlined purpose type)	-1.500	
VA Fixed and ARM	-0.250	FICO 600-639	-1.500	
ARM Jumbo Loan Sizes >\$417,000	-1.500	FICO 640-659	-0.750	
Delivery		FICO 660-679	-0.250	
Mandatory Delivery	+0.200	FICO 700-739	+0.250	
Direct Endorsed (DE) customers	+0.500	FICO 740+	+0.500	

TX	0.125
AL, AK, CO, DE, DC, HI, ID, IN, IA, ME, MD, MA, MT, NM, TN, UT, WA, WV, FL	-0.050
IL, MI, MN, AZ, CA, NV, VA, NC, SC	-0.100

Star Rating					
5.0	+0.250	3.5	0.0	2.0	-0.100
4.5	+0.125	3.0	0.0	1.5	-0.125
4.0	+0.100	2.5	0.0	1.0	-0.250

Jumbo Rates

Call in to Lock-Ins Dept. to lock. Available until 4:45pm EDT. Margin = 2.25% Caps = 5/2/5 Max Premium = 101.75

Jumbo 5/1 LIBOR ARM			Jumbo 7/1 LIBOR ARM			Jumbo 10/1 LIBOR ARM			Jumbo 30 Year Fixed		
Rate	30 Day	60 Day	Rate	30 Day	60 Day	Rate	30 Day	60 Day	Rate	30 Day	45 Day
3.875	101.976	101.726	4.500	101.906	101.656	5.125	102.120	101.870	5.625	102.375	102.125
3.750	101.726	101.476	4.375	101.656	101.406	5.000	101.995	101.745	5.500	102.250	102.000
3.625	101.476	101.226	4.250	101.406	101.156	4.875	101.870	101.620	5.375	102.208	101.958
3.500	101.101	100.851	4.125	101.031	100.781	4.750	101.745	101.495	5.250	101.866	101.616
3.375	100.726	100.476	4.000	100.656	100.406	4.625	101.519	101.269	5.125	101.533	101.283
3.250	100.351	100.101	3.875	100.281	100.031	4.500	101.188	100.938	5.000	101.014	100.764
3.125	99.851	99.601	3.750	99.781	99.531	4.375	100.756	100.506	4.875	100.417	100.167
3.000	99.351	99.101	3.625	99.281	99.031	4.250	100.262	100.012	4.750	99.831	99.581
2.875	98.726	98.476	3.500	98.656	98.406	4.125	99.686	99.436	4.625	99.109	98.859

Jumbo Price Adjustments

LTV	<=60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%	LTV	<=60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%
5/1 and 7/1 LIBOR ARM						10/1 LIBOR ARM and 30Y Fixed					
>1M-1.5M	0.000	0.000	-0.125	-0.125	N/A	>1M-1.5M	0.000	0.000	-0.125	-0.125	N/A
>1.5M-2M	-0.500	-0.500	-0.500	N/A	N/A	>1.5M-2M	0.000	-0.125	-0.250	N/A	N/A
700-719	0.000	-0.250	-0.500	N/A	N/A	700-719	0.000	-0.250	-0.500	N/A	N/A
720-759	+0.250	0.000	0.000	0.000	-0.500	720-759	+0.125	0.000	0.000	-0.500	-1.000
760+	+0.250	+0.250	0.000	0.000	-0.500	760+	+0.250	+0.125	0.000	-0.250	-0.500
CO Refi	0.000	-0.250	N/A	N/A	N/A	CO Refi	0.000	-0.250	N/A	N/A	N/A
2 Units	-0.250	-0.500	N/A	N/A	N/A	2 Units	-0.250	-0.500	N/A	N/A	N/A
2nd Home	-0.250	-0.375	-0.500	-0.625	N/A	2nd Home	-0.250	-0.375	-0.500	-0.625	N/A
Hi Condo	0.000	0.000	-0.250	-0.500	-0.750	Hi Condo	0.000	0.000	-0.250	-0.500	-0.750

Advantage Select ARM Rates

3/1 LIBOR ARM			5/1 LIBOR ARM			7/1 LIBOR ARM		
Rate	30 Day	60 Day	Rate	30 Day	60 Day	Rate	30 Day	60 Day
4.000	102.016	101.766	4.750	101.734	101.484	5.625	102.187	101.937
3.875	101.766	101.516	4.625	101.484	101.234	5.500	101.937	101.687
3.750	101.516	101.266	4.500	101.234	100.984	5.375	101.687	101.437
3.625	101.266	101.016	4.375	100.984	100.734	5.250	101.437	101.187
3.500	101.016	100.766	4.250	100.734	100.484	5.125	101.187	100.937
3.375	100.766	100.516	4.125	100.484	100.234	5.000	100.937	100.687
3.250	100.516	100.266	4.000	100.234	99.984	4.875	100.687	100.437
3.125	100.266	100.016	3.875	99.609	99.359	4.750	100.437	100.187
3.000	100.016	99.766	3.750	98.984	98.734	4.625	100.187	99.937

Advantage Select ARM Price Adjustments

2nd Home	-0.500	FICO <720	-0.500	Margin	2.25%
2 Units	-0.500	Cash Out Refi	-0.500	3/1 Caps	2/2/6
Condo	-1.000	Investment	-2.500	5/1 Caps	5/2/5
Co-op	-0.750	CLTV >70%	-0.250	7/1 Caps	5/2/5
Condo-Hotel	+1.00% to rate	Star Rating	see above	Max Prem	101.75

RATES SUBJECT TO CHANGE AT ANY TIME WITHOUT NOTICE