



Rates Effective: **July 12, 2002**

4:00 p.m. EDT to Midnight Your Local Time
Maximum 5 locks after 4:45 p.m.

Correspondent Pricing Sheet

5151 Corporate Drive
Troy, Michigan 48098

Lock-Ins (800) 93-RATES Main Office (800) 945-7700
Lock-Ins Fax (248) 312-LOCK Underwriting (800) 447-7181

RATES SUBJECT TO CHANGE AT ANY TIME WITHOUT NOTICE

Agency Fixed Rates- Mandatory Pricing (Doc# 5301)

Best Effort Pricing, subtract 0.125 from price

SEE CONFORMING PRICING ADJUSTMENTS AT BOTTOM OF PAGE

15 Year	15 Day	30 Day	50 Day	70 Day		30 Year	15 Day	30 Day	50 Day	70 Day
5.250	98.926	98.885	98.830	98.775	10 Year price is = to 15 Year improved by .125	5.750	98.144	98.082	98.000	97.918
5.375	99.501	99.455	99.393	99.332		5.875	98.838	98.771	98.682	98.593
5.500	99.900	99.849	99.781	99.712		6.000	99.312	99.240	99.144	99.049
5.625	100.300	100.243	100.168	100.092		6.125	99.786	99.709	99.607	99.504
5.750	101.079	101.018	100.935	100.853		6.250	100.924	100.842	100.732	100.622
5.875	101.609	101.542	101.453	101.364	20 Year price is = to 30 Year improved by .125	6.375	101.537	101.450	101.333	101.217
6.000	101.996	101.924	101.828	101.732		6.500	101.980	101.888	101.764	101.641
6.125	102.382	102.305	102.202	102.100		6.625	102.423	102.325	102.195	102.065
6.250	102.723	102.641	102.531	102.421		6.750	102.953	102.851	102.714	102.577
6.375	103.000	103.000	103.000	102.904		6.875	103.000	103.000	103.000	103.000
6.500	103.000	103.000	103.000	103.000	7.000	103.000	103.000	103.000	103.000	
6.625	103.000	103.000	103.000	103.000	7.125	103.000	103.000	103.000	103.000	

Conforming NIV Pricing Adjustments - (Doc# 5302)

Credit Score	<= 60%	60.01-70%	70.01-75%	75.01-90%	All Adjustments to Agency 15 or 30 Year Programs
700+	-0.250	-0.5	-0.75	-1.5	Cash-out up to 75%: subtract 0.25 from price
660-699	-0.375	-0.75	-1.125	N/A	Second home: add 0.25 to RATE
Loans must be at least Conditionally Approved to Lock.					2-units: add 0.25 to RATE

Fannie Mae Flexible Product Rate Adjustments - (Doc#s 5321, 5324, 5325)

Flex 97 (18% coverage) + 0.75% Flex 100 (25% coverage) + 0.625% Comm. 100+ & Comm. Solutions 100: + 0.375%
Flex 97 (35% coverage) + 0.5% Flex 100 (35% coverage) + 0.375% Comm. 100/97/2-family & Comm. Solutions 97/2-family +0.25%
Flex w/sub. financing + 0.625% Community 3 to 4 Family: + 0.5% Comm. Solutions ONLY: .5% 36-month Buydown, subtract 1.25 from PRICE

Fannie Mae A-Minus (Doc# 5326)

Level	Rate Adj
Expanded Approval Level 1	+0.625%
Expanded Approval Level 2	+0.875%
Expanded Approval Level 3	Call FSB
Timely Payment Rewards 2&3	Call FSB
Flex w/Subordinate Financing/EA	+1%
All Adjustments to Agency 15 or 30 Year Rate.	
Condo cash-out Level II: subtract 0.50 from price	
LTVs 95.01 - 97%: subtract 0.50 from price	
LTVs 97.01 - 100%: subtract 1.00 from price	



- * Register & Lock online
- * Print Lock Confirmations
- * Obtain daily rate sheets
- * Online Reporting
- * Funding Breakdowns

Fannie Mae 30 Year InterestFirst
Program Adjustments- (Doc# 5327)
All Loans: Add 0.50% to rate
LTV > 90%: Subtract 0.25 from price
LTV > 75% w/sub. fin.: Subtract 0.25 from price

Freddie Mac A-Minus (Doc# 5303)

15 Year	15 Day	30 Day	50 Day
6.875	100.718	100.610	100.467
7.000	100.855	100.742	100.591
7.125	100.992	100.873	100.716
7.250	101.253	101.130	100.841
7.375	101.265	101.136	100.965
30 Year	15 Day	30 Day	50 Day
6.875	99.948	99.840	99.697
7.000	100.304	100.191	100.040
7.125	100.659	100.541	100.383
7.250	100.792	100.669	100.505
7.375	101.299	101.171	100.999

Buyups available to 101.50 at 1:1 multiple

Freddie Mac 3/1, 5/1, 7/1 & 10/1 ARMs (Doc# 5309)

3/1	30 Day	50 Day	5/1	30 Day	50 Day	3/1 & 5/1
4.625	100.513	100.388	5.250	100.313	100.188	Margin
4.750	100.731	100.606	5.375	100.578	100.453	2.875
4.875	100.950	100.825	5.500	100.836	100.711	
5.000	101.161	101.036	5.625	101.094	100.969	Caps
5.125	101.356	101.231	5.750	101.313	101.188	2/6

Conforming Balloon Rates

5 Year	15 Day	30 Day	50 Day
5.250	100.871	100.830	100.775
5.375	101.320	101.274	101.212
5.500	101.769	101.718	101.649
5.625	102.191	102.135	102.059
5.750	102.415	102.354	102.271

MAX PREMIUM ON FREDDIE MAC ARMs IS 101.500

5Yr Doc # 5304 7Yr Doc # 5305

7/1	30 Day	50 Day	10/1	30 Day	50 Day	7/1 & 10/1
5.375	99.503	99.378	5.375	96.969	96.844	Margin
5.500	99.883	99.758	5.500	97.461	97.336	2.875
5.625	100.219	100.094	5.625	97.992	97.867	
5.750	100.563	100.438	5.750	98.484	98.359	Caps
5.875	100.867	100.742	5.875	99.008	98.883	5/2/5

7 Year	15 Day	30 Day	50 Day
5.250	100.081	100.040	99.985
5.375	100.467	100.421	100.359
5.500	100.854	100.803	100.734
5.625	101.216	101.159	101.084
5.750	101.477	101.416	101.333

CONFORMING PRICING ADJUSTMENTS

Loan Size Adjustments:	48 Contiguous States	Alaska & Hawaii
Improve price by .25 for \$200,000-\$300,700 (15Y & 30Y Conv ONLY)	1 unit \$300,700	\$451,050
\$150,000 - 300,700, improve price by 0.125	2 units \$384,900	\$577,350
\$75,000 - 99,950, subtract 0.125 from price	3 units \$465,200	\$697,800
\$50,000 - 74,950, subtract 0.25 from price	4 units \$578,150	\$867,225
\$30,000 - 49,950, subtract 0.5 from price		
Investment property - up to 75% LTV: subtract 1.5 from price; 75.01-80%: subtract 2 from price; 80.01-90%: subtract 2.5 from price.		
75.01-80% LTV cash-out: subtract 0.25 from price		
80.01-85% LTV cash-out: subtract 0.5 from price	Balloon 80.01-90% LTV: subtract 0.5 from price	Fannie Mae eZ Access Add 0.375 rate adj to Agency Fixed Rates
85.01-90% LTV cash-out: subtract 0.75 from price	Balloon 90.01-95% LTV: subtract 1 from price	
2-unit 90.01-95% LTV: subtract 0.5 from price	>90% CLTV: subtract 0.25 from price	
Texas Homestead Cash-out up to 75%: add 0.25% to rate; 75.01-80%: add 0.375% to rate-(Refer to Doc #5907 for restrictions)		
Conforming ARMs > 90% LTV, subtract 0.25 from price		
ALT 97/GOLD ALT 97: subtract 0.5 from price (35% cov.); FANNIE 97/GOLD 97: subtract 0.5 from price		
Texas properties, improve price by 0.25 (Does not include EA/TPR or NIV)		
MAXIMUM PREMIUM ON ALL CONFORMING PROGRAMS IS 103.000		
Conforming Pricing Adjustments includes ARMs on second page.		
	Expiration Dates:	
	10 Day	7/22/02
	15 Day	7/27/02
	30 Day	8/11/02
	50 Day	8/31/02
	70 Day	9/20/02



Rates Effective: **July 12, 2002**

4:00 p.m. EDT to Midnight Your Local Time
Maximum 5 locks after 4:45 p.m.

Correspondent Pricing Sheet

5151 Corporate Drive Troy, Michigan 48098	Lock-Ins (800) 93-RATES Lock-Ins Fax (248) 312-LOCK	Main Office (800) 945-7700 Underwriting (800) 447-7181
--	--	---

Expiration Dates:	15 Day 7/27/02	30 Day 8/11/02	60 Day 9/10/02	CAL/OR
-------------------	----------------	----------------	----------------	--------

FHA RATES

FHA 30 Year Fixed	6.000	6.250	6.500	6.750	7.000	7.250	7.500	7.750
15 Day	98.826	98.974	101.653	101.927	103.575	103.848	104.000	104.000
30 Day	98.754	98.892	101.561	101.824	103.462	103.725	104.000	104.000
60 Day	98.610	98.727	101.376	101.618	103.236	103.478	104.000	104.000

15 Year Term, See 30 Year Prices

VA 30 Year Fixed	6.000	6.250	6.500	6.750	7.000	7.250	7.500	7.750
15 Day	98.451	98.599	101.278	101.552	103.200	103.473	104.000	104.000
30 Day	98.379	98.517	101.186	101.449	103.087	103.350	104.000	104.000
60 Day	98.235	98.352	101.001	101.243	102.861	103.103	104.000	104.000

FHA/VA Fixed Program Adjustments:

\$75,000 - \$99,999 loan size, subtract .25 from price
 \$50,000 - \$74,999 loan size, subtract .75 from price
 \$30,000 - \$49,999 loan size, subtract 2.0 from price
 Texas Properties, improve price by .125

Maximum Premium on FHA/VA Loans is 104.000

FHA Adjustable Rates	Margin: 2.000%			Margin: 2.250%			Margin: 2.500%		
60 Day Prices	5.000	5.500	6.000	5.000	5.500	6.000	5.000	5.500	6.000
\$70,000 & Above	101.825	102.325	102.700	102.075	102.575	102.950	102.200	102.700	103.075
\$50,000 - \$69,900	101.575	102.075	102.450	101.825	102.325	102.700	101.950	102.450	102.825
\$30,000 - \$49,999	101.075	101.575	101.950	101.325	101.825	102.200	101.450	101.950	102.325
\$20,000 - \$29,999	99.825	100.325	100.700	100.075	100.575	100.950	100.200	100.700	101.075

Improve price .125 for 30 day lock, .25 for 15 day lock

Loans that disburse April 16, 2002 - July 15, 2002, change date is October 1, 2003

The Portfolio Programs have been discontinued.

Please contact the Marketing Department with questions.

Conforming Adjustable Rates (Conforming Loan Amount Adjustments Apply)

ALSO REFER TO CONFORMING PRICING ADJUSTMENTS ON PAGE 1

Key Indices:	Prime 4.750	1 Yr T-Bill/CMT 2.060	6 Month LIBOR 1.935
	May 10 Year Yield 5.280	May 20 Year Yield 5.920	
	June 10 Year Yield 4.890	June 20 Year Yield 5.610	
1 Year T-Bill Convertible ARM		1 Year T-Bill Non-Conv. ARM	6 Mo. LIBOR Non-Conv. ARM
Doc#	Margin: 3.000%	Doc#	Margin: 3.000%
5307	15 Day 50 Day	5306	15 Day 50 Day
5.125	99.875 99.750	5.000	99.875 99.750
5.250	100.125 100.000	5.125	100.125 100.000
5.375	100.375 100.250	5.250	100.375 100.250
5.500	100.625 100.500	5.375	100.625 100.500
5.625	100.750 100.625	5.500	100.750 100.625
5.750	100.875 100.750	5.625	100.875 100.750
			5.625 101.000 100.875

1Yr Non-Convertible ARM Advantage Pricing: See document 5306-A

All Conventional ARMS > 90% LTV: subtract .25 from price
 80% cash-out refi No MI: subtract .50 from price
 Investment property up to 70% LTV: subtract 1.50 from price
 2 units 90.01-95% LTV: subtract .50 from price
 Rate/term refi 90.01-95% LTV: subtract 1.00 from price
 No income verif. up to 80% LTV: subtract 1.00 from price

ADVANTAGE 103 (doc# 5413)

	15 Day		15 Day	Loans must be "Approved With Conditions" prior to lock. Improve price by 0.5 for 3 yr 1% Prepay Increase rate by 1.25 for No MI Option Refer to product description for state restrictions. Max Premium is 101.000 without Prepay option. Max Premium is 101.500 with Prepay option. Condos subtract 0.25 from price
7.250	99.500	8.000	101.000	
7.375	99.750	8.125	101.000	
7.500	100.000	8.250	101.000	
7.625	100.250	8.375	101.000	
7.750	100.500	8.500	101.000	
7.875	100.750			

Advantage Plus Program (Document # 5416)

Only available, upon conditional commitment.				Adjustments:
	15 Day		15 Day	Loan Amt \$300,701-\$350,000, subtract 0.75 from price
7.000	100.250	7.875	102.375	Cash-out/Debt Consolidation: subtract 0.75 from price
7.125	100.625	8.000	102.625	Credit Scores >= 680, improve price by .25
7.250	101.125	8.125	102.875	Low Rise Condo, subtract 0.375 from price
7.375	101.375	8.250	103.000	Mid & High Rise Condo, subtract 1 from price
7.500	101.750	8.375	103.250	2 Unit, subtract 0.25 from price
7.625	102.000			3-4 Unit, subtract 1 from price 2-1 Buydown, subtract 2.75 from price
7.750	102.250			>99% LTV, subtract 0.25 from price 1-0 Buydown, subtract 0.875 from price

RATES SUBJECT TO CHANGE AT ANY TIME WITHOUT NOTICE



Rates Effective: **July 12, 2002**

4:00 p.m. EDT to 4:45 p.m. EDT
No Overnight Protection Available

Correspondent Pricing Sheet

5151 Corporate Drive Troy, Michigan 48098	Lock-Ins (800) 93-RATES Lock-Ins Fax (248) 312-LOCK	Main Office (800) 945-7700 Underwriting (800) 447-7181
--	--	---

Expiration Dates:	15 Day 7/27/02	30 Day 8/11/02	50 Day 8/31/02	CAL/OR
-------------------	----------------	----------------	----------------	--------

Delayed ARMs (Doc# 5408)

Delayed ARMs may be locked up to 4:45 P.M. your local time.

3/1 ARM - 3.00% Margin			5/1 ARM - 3.00% Margin			7/1 ARM - 3.00% Margin			Max. Net Premium 101.500
2/6 caps	30 Day	50 Day	5/2/5 caps	30 Day	50 Day	5/2/5 caps	30 Day	50 Day	
6.000	99.325	99.200	6.750	99.325	99.200	7.250	99.325	99.200	<u>1-Yr Treas./CMT</u> 2.060%
6.125	99.700	99.575	6.875	99.700	99.575	7.375	99.700	99.575	
6.250	100.075	99.950	7.000	100.075	99.950	7.500	100.075	99.950	
6.375	100.325	100.200	7.125	100.325	100.200	7.625	100.325	100.200	
6.500	100.575	100.450	7.250	100.575	100.450	7.750	100.575	100.450	
6.625	100.700	100.575	7.375	100.700	100.575	7.875	100.700	100.575	

Delayed ARM Adjustments:

70 Day Lock available: subtract 0.25 from 50 Day price
LTV/CLTV <70% (Full/alt, O/O & 2nd home only): improve price by 0.25
LTV/CLTV >90%: subtract 0.75 from price
*LTV 80.01-90% between \$400K-\$500K: subtract 0.75 from price
Loan amount \$75,000-99,950: subtract 0.125 from price
Loan amount \$50,000-74,950: subtract 0.25 from price
Loan amount \$400K-\$650K: subtract 0.25 from price
Loan amount \$650K-\$1MM: subtract 0.75 from price
Loan amount > \$1MM: subtract 1.25 from price
Cash-out up to 75% LTV: subtract 0.25 from price
Cash-out 75.01-90% LTV: subtract 0.5 from price

Minimum loan size: \$50,000 (full/alt doc); \$75,000 (NIV)
2nd homes: subtract 0.5 from price
Investment property: subtract 1.5 from price
2 units: subtract 0.5 from price
3-4 units: subtract 1 from price
High-rise condos: subtract 1.25 from price
*80.01-85% w/No MI: No price adj. (660 min. score)
*85.01-90% w/No MI: add 0.75 to RATE (700 min. score)
*No Income Verification: subtract 0.75 from price
*Non-occupant co-borr 70.01-90% LTV: subtract .50 from price
Interest Only 5/1, 7/1 add 0.25 to RATE (doc#5414)
HI & AK: subtract .125 from price

TEXAS HOMESTEAD CASH-OUT (doc# 5906) up to 75%: add 0.25% to RATE; 75.01-80%: add 0.375% to RATE * = Advantage

Jumbo Fixed Program

Adjustments to JF Programs

30 JF	15 Day	50 Day	15JF	15 Day	50 Day
6.125	97.742	97.492	5.750	97.782	97.532
6.250	98.383	98.133	5.875	98.438	98.188
6.375	99.023	98.773	6.000	99.094	98.844
6.500	99.664	99.414	6.125	99.751	99.501
6.625	100.305	100.055	6.250	100.407	100.157
6.750	100.773	100.523	6.375	101.001	100.751
6.875	101.242	100.992	6.500	101.297	101.047
7.000	101.492	101.242	6.625	101.516	101.266
7.125	101.633	101.383	6.750	101.688	101.438

LTV < 70%: improve price by 0.25
Cash-out: subtract 0.25 from price
Loan amount \$400K - \$650K: subtract 0.25 from price
Loan amount > \$650,000: subtract 0.75 from price
2nd homes: subtract 0.5 from price
2 units: subtract 0.5 from price
3-4 units: subtract 1 from price
High-rise condos: subtract 1.25 from price
HI & AK: subtract 0.125 from price
No Texas CashOut Refis on 30JF or 15JF

Choice Jumbo

For 15 day lock commitment, add .125 to 30 day price

30-Year & 20-Year Fixed			15-Year & 10-Year Fixed			Choice Jumbo Adjustments	
Rate	30-day	50-day	Rate	30-day	50-day	To Price	
7.875	103.571	103.446	7.625	103.868	103.743	90.01-95% LTV	-0.500
7.750	103.522	103.397	7.500	103.718	103.593	< 70% LTV/CLTV	0.250
7.625	103.428	103.303	7.375	103.567	103.442	\$650,001 - 1,000,000	-0.750
7.500	103.300	103.175	7.250	103.402	103.277	\$1,000,001 - 1,500,000	-1.250
7.375	103.135	103.010	7.125	103.259	103.134	Cash-out refi	-0.250
7.250	102.922	102.797	7.000	103.095	102.970	Second home	-0.250
7.125	102.625	102.500	6.875	102.910	102.785	2-unit	-0.250
7.000	102.247	102.122	6.750	102.691	102.566	3- or 4-unit	-1.000
6.875	101.795	101.670	6.625	102.439	102.314	Mid-/High-Rise Condo (> 4)	-0.500
6.750	101.292	101.167	6.500	102.144	102.019	AK & HI Properties	-0.125
6.625	100.711	100.586	6.375	101.827	101.702	Credit Score 660 - 679	-0.250
6.500	100.055	99.930	6.250	101.369	101.244	Maximum premium is 101.75	

2/28 LIBOR

(Margin=2.75%; Caps=3/1/5)

Rate	30-day	50-day
5.625	102.047	101.922
5.500	101.938	101.813
5.375	101.781	101.656
5.250	101.594	101.469
5.125	101.406	101.281
5.000	101.188	101.063
4.875	100.969	100.844
4.750	100.750	100.625
4.625	100.500	100.375
4.500	100.188	100.063
4.375	99.875	99.750
4.250	99.500	99.375

3/27 LIBOR

(Margin=2.75%; Caps=3/1/5)

Rate	30-day	50-day
5.875	102.063	101.938
5.750	101.938	101.813
5.625	101.781	101.656
5.500	101.594	101.469
5.375	101.406	101.281
5.250	101.188	101.063
5.125	100.969	100.844
5.000	100.750	100.625
4.875	100.500	100.375
4.750	100.188	100.063
4.625	99.875	99.750
4.500	99.500	99.375

5/25 LIBOR

(Margin=2.75%; Caps=5/1/5)

Rate	30-day	50-day
6.250	102.125	102.000
6.125	101.969	101.844
6.000	101.781	101.656
5.875	101.594	101.469
5.750	101.406	101.281
5.625	101.188	101.063
5.500	100.969	100.844
5.375	100.750	100.625
5.250	100.500	100.375
5.125	100.188	100.063
5.000	99.875	99.750
4.875	99.500	99.375

RATES SUBJECT TO CHANGE AT ANY TIME WITHOUT NOTICE



July 12, 2002

4:00 p.m. EDT to Midnight Your Local Time

FANNIE MAE EXPANDED APPROVAL PROGRAM

*Level 1 and Level 2 Non Timely Payment Reward pricing is found on Page 1 of the rate sheets.
Correspondent Channel - Best Effort Pricing*

NOTE: These prices are INDICATIONS only.

Pricing is subject to change at any time without notice. Please call Lock-ins for an up to date price quote.

30 Year Timely Payment Reward Level 2

	30 Day	60 Day
6.750	97.640	97.435
6.875	98.359	98.143
7.000	99.063	98.837
7.125	99.744	99.508
7.250	100.394	100.147
7.375	100.884	100.627
7.500	101.349	101.082

15 Year Timely Payment Reward Level 2

	30 Day	60 Day
6.125	97.670	97.516
6.250	98.368	98.204
6.375	99.013	98.838
6.500	99.613	99.428
6.625	100.173	99.978
6.750	100.605	100.399
6.875	100.969	100.753
7.000	101.311	101.085
7.125	101.638	101.402

30 Year Timely Payment Reward Level 3

	30 Day	60 Day
7.250	97.739	97.493
7.375	98.430	98.174
7.500	99.121	98.854
7.625	99.811	99.534
7.750	100.464	100.176
7.875	100.952	100.654
8.000	101.431	101.123

15 Year Timely Payment Reward Level 3

	30 Day	60 Day
6.625	97.744	97.548
6.750	98.440	98.235
6.875	99.083	98.867
7.000	99.682	99.456
7.125	100.242	100.006
7.250	100.659	100.412
7.375	101.024	100.767
7.500	101.368	101.101
7.875	101.691	101.414

30 Year Expanded Approval Level 3

	30 Day	60 Day
7.125	97.955	97.719
7.250	98.643	98.397
7.375	99.331	99.074
7.500	100.018	99.751
7.625	100.652	100.375
7.750	101.188	100.900
7.875	101.684	101.386
8.000	102.149	101.841
8.125	102.575	102.256

15 Year Expanded Approval Level 3

	30 Day	60 Day
6.375	97.838	97.663
6.500	98.625	98.440
6.625	99.227	99.032
6.750	99.712	99.506
6.875	100.120	99.905
7.000	100.596	100.370
7.125	101.108	100.871
7.250	101.516	101.269
7.375	101.857	101.600

All Expanded Approval and Timely Payment Reward pricing subject to price adjustments found on Page 1 of the rate sheets.
Cash-Out Refinance on Condos, subtract .50 from price; LTV 95.01 - 97%: subtract .50 from price; LTV 97.01 - 100%: subtract 1.00 from price

DU Adjustments May Be Applicable, See Product Descriptions.

**NOTE: These prices are indications only. Pricing is subject to change at any time without notice.
Please call Lock-ins for an up to date price quote.**



DEAL MAKER PRICING SHEET

EFFECTIVE 7/1/02

PAR PRICING WITH PREPAYMENT PENALTY

Can ONLY be used in these states: --- AL, AZ, AR, CN, DE, FL, GA, HI, ID, IN, KY, LA, MI, MN, MS, MO, MT, NE, NH, NC, ND, NV, OH, OK, OR, SC, SD, VA, WA; PA for loans \$50,000 or less

FIRST MORTGAGE PROGRAM [Can be stand-alone or concurrent with Deal Maker 2nd mortgage below]

SCORE RANGE	MAX LTV/CLTV	LOAN AMOUN	MAX D.R.	MORTGAGE DELINQUEN	UP TO 80% LTV	80.01% TO 89.99% LTV	Cash Out	NIV Allowed
	89.99%/100%	250,000	45%	0 x 30 / 12	7.250	7.625	50,000	YES - see item #3 in Underwriting section of
700 - 729	89.99%/100%	250,000	45%	0 x 30 / 12	7.500	7.875	50,000	
680 - 699	89.99%/100%	250,000	45%	0 x 30 / 12	7.875	8.250	25,000	NO
660 - 679	89.99%/100%	250,000	45%	0 X 30 / 12	8.125	8.500	25,000	NO
640 - 659	89.99%/89.99%	250,000	45%	1 X 30 / 12	8.500	9.125	25,000	NO
620 - 639	80%/89.99%	200,000	45%	2 X 30 / 12	8.750	N/A	10,000	NO

TERMS 15, 20, AND 30 YEAR FULLY AMORTIZED; 30 YEAR AMORT. WITH BALLOON DUE IN 15 YEARS
 MINIMUM LOAN AMOUNT \$10,000 - MAXIMUM LOAN AMOUNT \$250,000
 Fees: U/W \$400

SECOND MORTGAGE PROGRAM [Can be Stand -alone or concurrent with a 1st mortgage (1st mortgage can be conforming, non-conforming or the Deal Maker 1st mortgage above) First mortgage product CLTV limits will apply]

RATES ARE FOR SINGLE FAMILY, OWNER OCCUPIED PROPERTY. (See below for non-owner and other property types)

SCORE RANGE	TITLE AND APPRAISALS	LOAN AMOUN	MAX D.R.	MORTGAGE DELINQUEN	UP TO 80% CLTV	80.01% TO 89.99 CLTV	90.00% CASH OUT / TO 100%	NIV
730 +	See product guidelines for title and appraisal requirements.	150,000	45%	0 x 30 / 12	7.750	8.000	8.500	CASH OUT AND NIV - SAME AS 1ST MORTGAGE ABOVE
700 - 729		150,000	45%	0 x 30 / 12	8.000	8.250	8.875	
680 - 699		150,000	45%	0 x 30 / 12	8.250	8.500	9.250	
660 - 679		100,000	45%	1 X 30 / 12	8.500	9.000	9.750	
640 - 659		100,000	45%	1 X 30 / 12	9.000	9.500	N/A	
620 - 639		100,000	45%	2 X 30 / 12	9.500	9.875	N/A	

TERMS 5, 10, 15 AND 20 YEAR FULLY AMORTIZED OR 30 DUE IN 15 BALLOON
 MINIMUM LOAN AMOUNT \$10,000 - MAXIMUM LOAN AMOUNT \$150,000
 Fees: U/W \$400 (WAIVED WHEN DONE WITH A CONCURRENT FLAGSTAR FIRST MORTGAGE)

OWNER OCCUPIED - PROPERTY TYPES OTHER THAN SINGLE FAMILY(Same Cash Out and NIV guidelines as above)

PROPERTY TYPE	FIRST MORTGAGE LTV				SECOND MORTGAGE CLTV			
	701+	700 - 660	659 - 640	639 - 620	701+	700 - 660	659 - 640	639 - 620
2 UNIT & CONDO	89.99%	89.99%	89.99%	80%	100%	100%	89.99%	85%
3 - 4 UNIT(no sub. Fin	80%	80%	N/A	N/A	N/A	N/A	N/A	N/A
Second Home	89.99%	89.99%	89.99%	N/A	89.99%	89.99%	89.99%	N/A

NON-OWNER OCCUPIED MAXIMUM LTV'S - ALL PROPERTY TYPES (Same Cash Out and NIV guidelines as above)

PROPERTY TYPE	FIRST MORTGAGE				SECOND MORTGAGE			
	701+	700 - 660	659 - 640	639 - 600	NOT AVAILABLE			
1 - 2 UNIT & CONDO	80%	80%	80%	N/A				

DEAL MAKER PRICING ADJUSTMENTS

- ADD .50 % TO RATE FOR EACH OF THE FOLLOWING:
 NO PREPAY PENALTY, NO INCOME VERIFICATION (NIV) 3-4 UNIT (no second liens permitted), SECOND HOMES
- ADD ADDITIONAL 1.00% TO RATE FOR ALL NON OWNER OCCUPIED PROPERTIES (no second liens permitted)
- BANKRUPTCY MUST BE DISCHARGED 4 YEARS OR LONGER
- PREMIUM PRICING - INCREASE RATE BY .50 % for 1% premium to originator- max premium paid 1.00%
- 1'ST & 2'ND MORTGAGE FIXED RATE "BUYDOWN" - reduce rate .25 % for 1.00 point paid to Flagstar, TWO POINT MAXIMUM
- Must meet minimum trade line requirements regardless of FICO score. See Product Guide #5551
- No first mortgage seasoning requirements.

SUBMIT LOAN PACKAGES TO FLAGSTAR BANK THROUGH YOUR STANDARD SUBMISSION CHANNELS.
 FLAGSTAR BANK, 5151 CORPORATE DRIVE, TROY, MICHIGAN 48098 800-945-7700

PROGRAMS AND RATES SUBJECT TO CHANGE WITHOUT NOTICE EQUAL OPPORTUNITY LENDER
 THIS INFORMATION IS PROVIDED TO THE MORTGAGE PROFESSIONAL AND IS NOT AN ADVERTISEMENT TO
 EXTEND CREDIT AS DEFINED BY SECTION 226.2 OF REG Z
 Loans closing in the name of "Flagstar Bank" - subtract .08 from price. Only loans authorized by Flagstar in the
 following states (CA, FL, IA, MA, NJ, NY, NC, PA, RI, VA) will be allowed to close in Flagstar's name.
 REVISED 5/1/02 Refer to Product Guide #5551 for other Underwriting Criteria Product #5551 Rate Sheet -With Prepay



DEAL MAKER PRICING SHEET

EFFECTIVE 7/1/02

PAR PRICING WITHOUT PREPAYMENT PENALTY
 Can ONLY be used in these states:--- AK, CA, CO, IL, IA, KS, ME, MD, MA, NJ, NM, NY, PA (Loan greater than \$50,000), RI, TN, TX, UT, VT, WV, WI, WY, Wash DC

FIRST MORTGAGE PROGRAM [Can be stand-alone or concurrent with Deal Maker 2nd mortgage below]

SCORE RANGE	MAX LTV/CLTV	LOAN AMOUN	MAX D.R.	MORTGAG E	UP TO 80% LTV	80.01% TO 89.99% LTV	Cash Out	NIV Allowed
730+	89.99%/100%	250,000	45%	0 x 30 / 12	7.750	8.125	\$50,000.00	YES - see item #3 in Underwriting section of product guide
700 - 729	89.99%/100%	250,000	45%	0 x 30 / 12	8.000	8.375	\$50,000.00	
680 - 699	89.99%/100%	250,000	45%	0 x 30 / 12	8.375	8.750	\$25,000.00	NO
660 - 679	89.99%/100%	250,000	45%	0 X 30 / 12	8.625	9.000	\$25,000.00	NO
640 - 659	89.99%/89.99%	250,000	45%	1 X 30 / 12	9.000	9.625	\$25,000.00	NO
620 - 639	80%/89.99%	200,000	45%	2 X 30 / 12	9.250	N/A	\$10,000.00	NO

TERMS 15, 20, AND 30 YEAR FULLY AMORTIZED; 30 YEAR AMORT. WITH BALLOON DUE IN 15 YEARS
 MINIMUM LOAN AMOUNT \$10,000 - MAXIMUM LOAN AMOUNT \$250,000
 Fees: U/W \$400

SECOND MORTGAGE PROGRAM [Can be Stand -alone or concurrent with a 1st mortgage (1st mortgage can be conforming, non-conforming or the Deal Maker 1st mortgage above) First mortgage product CLTV limits will apply]

RATES ARE FOR SINGLE FAMILY, OWNER OCCUPIED PROPERTY. (See below for non-owner and other property types)

SCORE RANGE	TITLE AND APPRAISALS	LOAN AMOUN	MAX D.R.	MORTGAG E	UP TO 80%	80.01% TO 89.99 CLTV	90.00% TO 100%	CASH OUT / NIV
730 +	See product guidelines for title and appraisal requirements.	150,000	45%	0 x 30 / 12	8.250	8.500	9.000	CASH OUT AND NIV - SAME AS 1ST MORTGAGE ABOVE
700 - 729		150,000	45%	0 x 30 / 12	8.500	8.750	9.375	
680 - 699		150,000	45%	0 x 30 / 12	8.750	9.000	9.750	
660 - 679		100,000	45%	1 X 30 / 12	9.000	9.500	10.250	
640 - 659		100,000	45%	1 X 30 / 12	9.500	10.000	N/A	
620 - 639		100,000	45%	2 X 30 / 12	10.000	10.375	N/A	

TERMS 5, 10, 15 AND 20 YEAR FULLY AMORTIZED OR 30 DUE IN 15 BALLOON
 MINIMUM LOAN AMOUNT \$10,000 - MAXIMUM LOAN AMOUNT \$150,000
 Fees: U/W \$400 (WAIVED WHEN DONE WITH A CONCURRENT FLAGSTAR FIRST MORTGAGE)

OWNER OCCUPIED - PROPERTY TYPES OTHER THAN SINGLE FAMILY(Same Cash Out and NIV guidelines as above)

PROPERTY TYPE	FIRST MORTGAGE LTV				SECOND MORTGAGE CLTV			
	701+	700 - 660	659 - 640	639 - 620	701+	700 - 660	659 - 640	639 - 620
2 UNIT & CONDO	89.99%	89.99%	89.99%	80%	100%	100%	89.99%	85%
3 - 4 UNIT(no sub. Fin. A	80%	80%	N/A	N/A	N/A	N/A	N/A	N/A
Second Home	89.99%	89.99%	89.99%	N/A	89.99%	89.99%	89.99%	N/A

NON-OWNER OCCUPIED MAXIMUM LTV'S - ALL PROPERTY TYPES (Same Cash Out and NIV guidelines as above)

PROPERTY TYPE	FIRST MORTGAGE				SECOND MORTGAGE			
	701+	700 - 660	659 - 640	639 - 600	NOT AVAILABLE			
1 - 2 UNIT & CONDO	80%	80%	80%	N/A	NOT AVAILABLE			

DEAL MAKER PRICING ADJUSTMENTS

- ADD .50 % TO RATE FOR EACH OF THE FOLLOWING:
 NO INCOME VERIFICATION (NIV) 3-4 UNIT (no second liens permitted), SECOND HOMES
- ADD ADDITIONAL 1.00% TO RATE FOR ALL NON OWNER OCCUPIED PROPERTIES (no second liens permitted)
- BANKRUPTCY MUST BE DISCHARGED 4 YEARS OR LONGER
- PREMIUM PRICING - INCREASE RATE BY .50 % for 1% premium to originator- max premium paid 1.00%
- 1ST & 2ND MORTGAGE FIXED RATE "BUYDOWN" - reduce rate .25 % for 1.00 point paid to Flagstar, TWO POINT MAXIMUM
- Must meet minimum trade line requirements regardless of FICO score. See Product Guide #5551
- No first mortgage seasoning requirements.

SUBMIT LOAN PACKAGES TO FLAGSTAR BANK THROUGH YOUR STANDARD SUBMISSION CHANNELS.
 FLAGSTAR BANK, 5151 CORPORATE DRIVE, TROY, MICHIGAN 48098 800-945-7700

PROGRAMS AND RATES SUBJECT TO CHANGE WITHOUT NOTICE EQUAL OPPORTUNITY LENDER
 THIS INFORMATION IS PROVIDED TO THE MORTGAGE PROFESSIONAL AND IS NOT AN ADVERTISEMENT TO
 EXTEND CREDIT AS DEFINED BY SECTION 226.2 OF REG Z

Loans closing in the name of "Flagstar Bank" - subtract .08 from price. Only loans authorized by Flagstar in the following states (CA, FL, IA, MA, NJ, NY, NC, PA, RI, VA) will be allowed to close in Flagstar's name.

REVISED 5/1/02 Refer to Product Guide #5551 for other Underwriting Criteria Product #5551 Rate Sheet -With Prepay

LEVEL	PRODUCT	30-Year Fixed			6-Month LIBOR			2/28 LIBOR			3/27 LIBOR			ADJUSTMENTS					
		Rate	W/Prepay	No Prepay	Rate	W/Prepay	No Prepay	Rate	W/Prepay	No Prepay	Rate	W/Prepay	No Prepay						
LEVEL I	MAXIMUM NET PRICE (With Prepay) O/O ≤ \$300,700: 101.75 O/O > \$300,700: 101.25 Investment prop.: 101.25	10.000	103.750	102.750	8.000	103.375	102.625	8.875	103.125	102.375	9.500	103.000	102.250	Level 1 Adjustments					
		9.750	103.750	102.750	7.750	103.125	102.375	8.625	102.875	102.125	9.250	102.750	102.000	LTV	681-700	701-719	720+		
		9.500	103.750	102.500	7.500	102.875	102.125	8.375	102.625	101.875	9.000	102.500	101.750	97.01-100	n/a	n/a	-2.000		
		9.250	103.500	102.250	7.250	102.625	101.875	8.125	102.375	101.625	8.750	102.250	101.500	95.01-97	n/a	n/a	-1.500		
		9.000	103.250	102.000	7.000	102.375	101.625	7.875	102.125	101.375	8.500	102.000	101.250	90.01-95	-1.250	-1.000	-0.750		
		8.750	103.000	101.750	6.750	102.125	101.375	7.625	101.875	101.125	8.250	101.750	101.000	85.01-90	-0.500	-0.250	0.000		
		8.500	102.750	101.500	6.500	101.875	101.125	7.375	101.625	100.875	8.000	101.500	100.750	80.01-85	-0.250	0.000	0.250		
		8.250	102.500	101.250	6.250	101.625	100.875	7.125	101.375	100.625	7.750	101.250	100.500	75.01-80	0.000	0.250	0.500		
		8.000	102.125	101.000	6.000	101.375	100.625	6.875	101.125	100.375	7.500	101.000	100.250	70.01-75	0.250	0.500	0.750		
		7.750	101.500	100.500	5.750	101.125	100.375	6.625	100.875	100.125	7.250	100.750	100.000	00.01-70	0.500	0.750	1.000		
		Max Price for Level I fixed-rate, No Prepay loans in MA, ME, NC, NY, SC & WI is 101.75 (MUST be o/o purch or r/t 1-unit (no condos/PUDs), loan amount ≤ \$300,700)													Cash-out > 80% LTV:		-0.75		
															Verified Assets:		+1.000		
															Investment property:		+0.500 to Rate and Margin		
															15-Year Fixed:		+1.000 to 30-Year		
				Margin: 2.50% Caps: 1/1/6*			Margin: 2.50% Caps: 3/1/6*			Margin: 2.50% Caps: 3/1/6*			Level 2 Adjustments						
LEVEL II	MAXIMUM NET PRICE (With Prepay) O/O ≤ \$300,700: 101.75 O/O > \$300,700: 101.25 Investment prop.: 101.25	10.250	103.750	102.750	8.250	103.375	102.625	9.125	103.125	102.375	9.750	103.000	102.250	Level 2 Adjustments					
		10.000	103.750	102.750	8.000	103.125	102.375	8.875	102.875	102.125	9.500	102.750	102.000	LTV	620-640	641-660	661+		
		9.750	103.750	102.500	7.750	102.875	102.125	8.625	102.625	101.875	9.250	102.500	101.750	90.01-95	-1.250	-1.000	-0.750		
		9.500	103.500	102.250	7.500	102.625	101.875	8.375	102.375	101.625	9.000	102.250	101.500	85.01-90	-0.500	-0.250	0.000		
		9.250	103.250	102.000	7.250	102.375	101.625	8.125	102.125	101.375	8.750	102.000	101.250	80.01-85	-0.250	0.000	0.250		
		9.000	103.000	101.750	7.000	102.125	101.375	7.875	101.875	101.125	8.500	101.750	101.000	75.01-80	0.000	0.250	0.500		
		8.750	102.750	101.500	6.750	101.875	101.125	7.625	101.625	100.875	8.250	101.500	100.750	70.01-75	0.250	0.500	0.750		
		8.500	102.500	101.250	6.500	101.625	100.875	7.375	101.375	100.625	8.000	101.250	100.500	00.01-70	0.500	0.750	1.000		
		8.250	102.125	101.000	6.250	101.375	100.625	7.125	101.125	100.375	7.750	101.000	100.250	Cash-out > 80% LTV:		-0.75			
		8.000	101.500	100.500	6.000	101.125	100.375	6.875	100.875	100.125	7.500	100.750	100.000	Verified Assets:		+0.5			
		7.750	100.750	100.000	5.750	100.875	100.125	6.625	100.625	99.875	7.250	100.500	99.750	Investment property:		+0.500 to Rate and Margin			
		7.500	99.875	99.250	Margin: 2.75% Caps: 1/1/6*			Margin: 2.75% Caps: 3/1/6*			Margin: 2.75% Caps: 3/1/6*			15-Year Fixed:		+1.000 to 30-Year			
		LEVEL III	MAXIMUM NET PRICE (With Prepay) O/O ≤ \$300,700: 101.50 O/O > \$300,700: 101.00	9.000	102.000	101.000	7.125	101.750	101.000	8.250	101.750	101.000	9.000	101.750	101.000	Level 3 Adjustments			
				8.875	102.000	101.000	6.875	101.500	100.750	8.000	101.500	100.750	8.750	101.500	100.750	LTV	601+		
8.750	102.000			101.000	6.625	101.250	100.500	7.750	101.250	100.500	8.500	101.250	100.500	85.01-90	-0.500				
8.625	102.000			100.875	6.500	101.125	100.375	7.500	101.000	100.250	8.250	101.000	100.250	80.01-85	-0.250				
8.500	101.875			100.750	6.250	100.875	100.125	7.250	100.750	100.000	8.000	100.750	100.000	75.01-80	0.000				
8.375	101.625			100.500	6.000	100.625	99.875	7.000	100.500	99.750	7.750	100.500	99.750	70.01-75	0.250				
8.250	101.250			100.250	5.750	100.375	99.625	6.750	100.250	99.500	7.500	100.250	99.500	00.01-70	0.500				
8.125	100.875			100.000	5.500	100.125	99.375	6.500	100.000	99.250	7.250	100.000	99.250	Verified Assets:		+0.25			
8.000	100.500			99.750	5.250	99.875	99.125	6.250	99.750	99.000	7.000	99.750	99.000	15-Year Fixed:		+1.000 to 30-Year			
7.875	100.125			99.375	5.000	99.625	98.875	6.000	99.500	98.750	6.750	99.500	98.750						
7.750	99.625			99.000	4.750	99.375	98.625	5.750	99.250	98.500	6.500	99.250	98.500						
7.625	99.125			98.625	Margin: 3.00% Caps: 1/1/6*			Margin: 3.00% Caps: 3/1/6*			Margin: 3.00% Caps: 3/1/6*								
LEVEL IV	MAXIMUM NET PRICE (With Prepay) O/O < \$300,700: 101.50 O/O > \$300,700: 101.00			9.250	102.000	101.000	7.625	101.750	101.000	8.750	101.750	101.000	9.375	101.625	100.875	Level 4 Adjustments			
				9.125	102.000	101.000	7.375	101.500	100.750	8.500	101.500	100.750	9.125	101.375	100.625	LTV	581+		
		9.000	102.000	101.000	7.125	101.250	100.500	8.250	101.250	100.500	8.875	101.125	100.375	85.01-90	-0.500				
		8.875	102.000	100.875	6.875	101.000	100.250	8.000	101.000	100.250	8.625	100.875	100.125	80.01-85	-0.250				
		8.750	101.875	100.750	6.625	100.750	100.000	7.750	100.750	100.000	8.375	100.625	99.875	75.01-80	0.000				
		8.625	101.625	100.500	6.375	100.500	99.750	7.500	100.500	99.750	8.125	100.375	99.625	70.01-75	0.250				
		8.500	101.250	100.250	6.125	100.250	99.500	7.250	100.250	99.500	7.875	100.125	99.375	00.01-70	0.500				
		8.375	100.875	100.000	5.875	100.000	99.250	7.000	100.000	99.250	7.625	99.875	99.125	Verified Assets:		+0.25			
		8.250	100.500	99.750	5.625	99.750	99.000	6.750	99.750	99.000	7.375	99.625	98.875	15-Year Fixed:		+1.000 to 30-Year			
		8.125	100.125	99.375	5.375	99.500	98.750	6.500	99.500	98.750	7.125	99.375	98.625						
		8.000	99.625	99.000	5.125	99.250	98.500	6.250	99.250	98.500	6.875	99.125	98.375						
		7.875	99.125	98.625	Margin: 3.25% Caps: 1/1/6*			Margin: 3.25% Caps: 3/1/6*			Margin: 3.25% Caps: 3/1/6*								

Properties in **Alabama & Alaska** are NOT ELIGIBLE for the Premier Low Doc Program. *All prices reflect 15-day Best Efforts commitment, subtract 0.125 from price for 30-day; All loans MUST be approved prior to rate lock.*
 Prepayment pricing NOT AVAILABLE as follows: not eligible for **FIXED** products in - CT, DC, IL, IA, KS, MA, MD, ME, MI, MN, MO, NC, NJ, NM, NY, RI, SC, VT, WI & WV; not eligible for **ARM** products in - ME, MA, NC, NY, SC & WI
 * Lifetime cap is equal to 6% above the initial interest rate or 12.5%, whichever is greater Call for offsheet quotes (lower rates only; higher not available); Intermediate rates: split the difference
 Loans closing in the name of "Flagstar Bank" - subtract .08 from price. Only loans authorized by Flagstar in the following states (CA, FL, IA, MA, NJ, NY, NC, PA, RI, VA) will be allowed to close in Flagstar's name.



Rates effective:

July 12, 2002

(No overnight protection available) 4:00 p.m. EDT to 4:45 p.m. Your Local Time

Advantage Jumbo Rate Sheet (Document# 5404)

No prepayment penalty. Full/Alt Doc or No Income Verification. Refer to product description (document# 5404) for credit and underwriting guidelines. **Maximum price paid is 102.00 after adjustments (max of 101.00 for investment property).**

30-Year & 20-Year Fixed			
Rate	15-day	30-day	50-day
8.500	104.826	104.701	104.576
8.375	104.609	104.484	104.359
8.250	104.393	104.268	104.143
8.125	104.176	104.051	103.926
8.000	103.960	103.835	103.710
7.875	103.757	103.632	103.507
7.750	103.553	103.428	103.303
7.625	103.350	103.225	103.100
7.500	103.112	102.987	102.862
7.375	102.811	102.686	102.561
7.250	102.447	102.322	102.197
7.125	102.023	101.898	101.773
7.000	101.532	101.407	101.282
6.875	100.940	100.815	100.690
6.750	100.347	100.222	100.097
6.625	99.755	99.630	99.505
6.500	99.163	99.038	98.913

15-Year & 10-Year Fixed			
Rate	15-day	30-day	50-day
8.500	105.601	105.476	105.351
8.375	105.364	105.239	105.114
8.250	105.134	105.009	104.884
8.125	104.921	104.796	104.671
8.000	104.718	104.593	104.468
7.875	104.515	104.390	104.265
7.750	104.312	104.187	104.062
7.625	104.109	103.984	103.859
7.500	103.907	103.782	103.657
7.375	103.705	103.580	103.455
7.250	103.506	103.381	103.256
7.125	103.296	103.171	103.046
7.000	103.025	102.900	102.775
6.875	102.685	102.560	102.435
6.750	102.156	102.031	101.906
6.625	101.342	101.217	101.092
6.500	100.528	100.403	100.278

2/28 LIBOR (Margin=3.00%; Caps=3/1/5)			
Rate	15-day	30-day	50-day
7.500	104.688	104.563	104.438
7.375	104.531	104.406	104.281
7.250	104.375	104.250	104.125
7.125	104.219	104.094	103.969
7.000	104.031	103.906	103.781
6.875	103.844	103.719	103.594
6.750	103.656	103.531	103.406
6.625	103.469	103.344	103.219
6.500	103.281	103.156	103.031
6.375	103.094	102.969	102.844
6.250	102.906	102.781	102.656
6.125	102.688	102.563	102.438
6.000	102.469	102.344	102.219
5.875	102.281	102.156	102.031
5.750	102.063	101.938	101.813
5.625	101.844	101.719	101.594
5.500	101.625	101.500	101.375

3/27 LIBOR (Margin=3.00%; Caps=3/1/5)			
Rate	15-day	30-day	50-day
7.625	104.594	104.469	104.344
7.500	104.438	104.313	104.188
7.375	104.281	104.156	104.031
7.250	104.094	103.969	103.844
7.125	103.906	103.781	103.656
7.000	103.719	103.594	103.469
6.875	103.531	103.406	103.281
6.750	103.344	103.219	103.094
6.625	103.156	103.031	102.906
6.500	102.969	102.844	102.719
6.375	102.750	102.625	102.500
6.250	102.531	102.406	102.281
6.125	102.344	102.219	102.094
6.000	102.125	102.000	101.875
5.875	101.906	101.781	101.656
5.750	101.688	101.563	101.438
5.625	101.469	101.344	101.219

5/25 LIBOR (Margin=3.00%; Caps=5/1/5)			
Rate	15-day	30-day	50-day
7.875	104.531	104.406	104.281
7.750	104.375	104.250	104.125
7.625	104.219	104.094	103.969
7.500	104.031	103.906	103.781
7.375	103.844	103.719	103.594
7.250	103.656	103.531	103.406
7.125	103.469	103.344	103.219
7.000	103.281	103.156	103.031
6.875	103.094	102.969	102.844
6.750	102.906	102.781	102.656
6.625	102.719	102.594	102.469
6.500	102.531	102.406	102.281
6.375	102.344	102.219	102.094
6.250	102.125	102.000	101.875
6.125	101.906	101.781	101.656
6.000	101.688	101.563	101.438
5.875	101.469	101.344	101.219

6 Mo. Libor 1.935%

Advantage Jumbo Adjustments								
LTV	< 60%	60.00-70%	70.01-75%	75.01-80%	80.01-85%	85.01-90%	90.01-95%	95.01-97%
Loan amount								
\$50,000 - 74,999	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.750	-1.000
\$75,000 - 99,999	-0.375	-0.375	-0.375	-0.375	-0.375	-0.375	-0.625	-0.875
\$100,000 - \$300,700	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-0.750
\$300,701 - \$400,000	0.000	0.000	-0.125	-0.250	-0.250	-0.250	-0.500	-0.750
\$400,001 - 650,000	-0.250	-0.250	-0.250	-0.250	-0.375	-0.500	-0.625	n/a
\$650,001 - 1,000,000	-0.375	-0.625	-0.750	-0.750	n/a	n/a	n/a	n/a
\$1,000,001 - 1,500,000	-0.750	-1.250	-1.250	n/a	n/a	n/a	n/a	n/a
\$1,500,001 - 2,000,000	-1.250	-1.750	n/a	n/a	n/a	n/a	n/a	n/a
Property								
Manufactured home (DW)	-0.250	-0.250	-0.250	-0.250	-0.375	-0.500	-0.500	n/a
2-unit	0.000	-0.250	-0.250	-0.250	-0.375	-0.375	-0.500	n/a
3- or 4-unit	-0.500	-0.500	-1.000	-1.000	n/a	n/a	n/a	n/a
Low-rise Condo (<= 4)	0.000	-0.250	-0.500	-0.500	-0.500	-0.500	-0.500	n/a
Mid- & High-rise Condo (>4)	-0.500	-0.750	-1.000	-1.250	-1.250	-1.250	-1.250	n/a
CA, OR, AK & HI	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125
Occupancy								
Second Home	0.000	-0.250	-0.375	-0.375	-0.500	-0.500	-0.750	n/a
Investment Property	-0.500	-1.000	-1.500	-1.500	-2.000	-2.500	n/a	n/a
Credit								
Score >= 740	0.125	0.125	0.125	0.250	0.250	0.250	0.250	0.250
Score 660 - 679	0.000	0.000	-0.250	-0.250	-0.500	-0.500	-0.500	n/a
Score 620 - 659	0.000	-0.250	-0.500	-0.500	-0.750	-0.750	-0.750	n/a
Other								
Cash-out Refi	0.000	-0.250	-0.250	-0.250	-0.500	-0.750	n/a	n/a
No Income Verification	-0.250	-0.500	-0.750	-1.500	-1.500	-1.500	-2.000	n/a
No MI Option	n/a	n/a	n/a	n/a	-1.750	-2.500	n/a	n/a
CLTV > 95%	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	n/a	n/a

Loans closing in the name of "Flagstar Bank" - subtract .08 from price. Only loans authorized by Flagstar in the following states (CA, FL, IA, MA, NJ, NY, NC, PA, RI, VA) will be allowed to close in Flagstar's name.

RATES SUBJECT TO CHANGE AT ANY TIME WITHOUT NOTICE

Document #2210