

GOVERNMENT LOANS															PAGE 1 OF 6
30 YEAR FIXED					30 YEAR ARMS										
30 YEAR FIXED RATE					30 YEAR FHA ARMS					30 YEAR 3/1 2.0/2.25 MARGIN FHA/VA ARMS					
FHA - 1001		VA - 2001			2.00% Margin - 1003		2.75% Margin - 1006			FHA - 1018		VA - 2018			
FHA Buydown - 1004		VA Buydown - 2007													
203KS Streamline - 1020		RHS - 3001													
Rate	15 Day 4/15	30 Day 4/30	45 Day 5/15	60 Day 5/30	Rate	15 Day 4/15	30 Day 4/30	45 Day 5/15	60 Day 5/30	Rate	15 Day 4/15	30 Day 4/30	45 Day 5/15	60 Day 5/30	
5.625%	98.705	98.666	98.627	98.588	4.250%	97.036	96.993	96.950	96.907	4.750%	97.567	97.524	97.481	97.438	
5.750%	99.143	99.104	99.065	99.026	4.375%	97.161	97.118	97.075	97.032	4.875%	97.880	97.837	97.794	97.751	
5.875%	99.963	99.923	99.884	99.845	4.500%	98.286	98.243	98.200	98.157	5.000%	98.442	98.399	98.356	98.313	
6.000%	100.838	100.798	100.759	100.720	4.625%	98.411	98.368	98.325	98.282	5.125%	98.755	98.712	98.669	98.626	
6.125%	101.088	101.048	101.009	100.970	4.750%	98.536	98.493	98.450	98.407	5.250%	99.067	99.024	98.981	98.938	
6.250%	101.463	101.423	101.384	101.345	4.875%	98.661	98.618	98.575	98.532	5.375%	99.380	99.337	99.294	99.251	
6.375%	101.838	101.798	101.759	101.720	5.000%	99.598	99.555	99.513	99.470	5.500%	99.817	99.774	99.731	99.688	
6.500%	103.021	102.982	102.943	102.904	5.125%	99.723	99.680	99.638	99.595	5.625%	100.130	100.087	100.044	100.001	
6.625%	103.084	103.045	103.006	102.967	5.250%	99.848	99.805	99.763	99.720	5.750%	100.280	100.237	100.194	100.151	
6.750%	103.209	103.170	103.131	103.092	5.375%	99.973	99.930	99.888	99.845	5.875%	100.411	100.368	100.325	100.282	
6.875%	103.694	103.655	103.616	103.577	5.500%	100.473	100.430	100.388	100.345	6.000%	100.942	100.899	100.856	100.813	
7.000%	105.378	105.339	105.300	105.261	5.625%	100.598	100.555	100.513	100.470	6.125%	101.005	100.962	100.919	100.876	
7.125%	104.507	104.468	104.429	104.390	5.750%	100.723	100.680	100.638	100.595	6.250%	101.317	101.274	101.231	101.188	
					5.875%	100.848	100.805	100.763	100.720	6.375%	NQ	NQ	NQ	NQ	
30 YEAR FIXED GOVT ADJUSTMENTS					30 YEAR ARM ADJUSTMENTS										
Loan amounts < \$30,001					Loan amounts < \$30,001					Loan amounts < \$70,001					
Loan amounts < \$40,001					Loan amounts < \$40,001					Loan amounts < \$80,001					
Loan amounts < \$50,001					Loan amounts < \$50,001					Loan amounts < \$90,001					
Loan amounts < \$60,001					Loan amounts < \$60,001					Loan amounts < \$100,001					
Loan amounts < \$70,001					Plan 1003					Plan 2018					
Loan amounts < \$80,001					No off sheet pricing for plans 1018 & 2018.										
Loan amounts < \$90,001															
Loan amounts < \$100,001															
VA/RHS Loans															
1004 - FHA BUYDOWN															
1020 - 203K Streamline															
2007 - VA BUYDOWN															

15 YEAR FIXED				
15 YEAR FIXED RATE				
FHA - 1002		VA - 2002		
Rate	15 Day 4/15	30 Day 4/30	45 Day 5/15	60 Day 5/30
5.000%	96.639	96.615	96.592	96.568
5.500%	98.948	98.925	98.902	98.878
6.000%	101.014	100.990	100.967	100.943
6.500%	102.485	102.461	102.438	102.415
15 YEAR FIXED GOVT ADJUSTMENTS				
Loan amounts < \$30,001				
Loan amounts < \$40,001				
Loan amounts < \$50,001				
Loan amounts < \$60,001				
Loan amounts < \$70,001				
Loan amounts < \$80,001				
Loan amounts < \$90,001				
VA/RHS Loans				

203 (K) 30 YEAR FIXED		
203 (K) - 1009		
Rate	15 Day 4/15	45 Day 5/15
5.750%	97.218	97.179
6.000%	98.913	98.873
6.250%	99.538	99.498
6.500%	101.096	101.057
6.750%	101.284	101.245
7.000%	103.519	103.480
7.250%	103.207	103.168
	NQ	NQ
203 (K) ADJUSTMENTS		
Loan amounts < \$60,000		-0.500
Mandatory Delivery		+0.250
Correspondents must be prior approved for 203 (K) loans		

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

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

See Page 3 for TRANSFER FEES

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

CONVENTIONAL LOANS										PAGE 2 OF 6
CONFORMING FIXED RATE PROGRAMS										
30 YEAR FIXED RATE					15 YEAR FIXED RATE					ADDITIONAL ADJUSTMENTS
FNMA	FHLMC				FNMA	FHLMC				
30/25 Yr - 3501	30/25 Yr - 3601				15 Yr - 3502	15/10 Yr - 3602				FHLMC ALT 97 Plans 3614, 3615, 3616
20 Yr - 3503	20 Yr - 3604				15 Yr NOO - 3506	15 Yr NOO - 3611				Subtract -0.750
30 Yr NOO - 3505	Afford Gold - 3606				10 Yr - 3507	ALT 97 15 Yr - 3616				97 PLUS Plans 3630, 3631 -0.375
20 Yr NOO - 3508	Afford Gold 3/2 - 3607				Comm Home	97 PLUS 15/10 Yr - 3631				USBHM 80/20 Plan 3639 -1.500
Comm Home	30/20 Yr NOO - 3610				Buyers - 3550	15/10 Yr A-Minus - 3643				Zero Down Plans 3656-3657
Buyers - 3552	Afford Gold 97 - 3613				Comm Home	Freedom 0 Down - 3657				FICO > 699 -0.500
Comm Home	ALT 97 30/25 Yr - 3614				Buyers 3/2 - 3551	No Ratio 15/10 - 3661				FICO between 680 and 699 -1.000
Buyers 3/2 - 3553	ALT 97 20 Yr - 3615				15/10 Yr Mfg - 3558					No Ratio Plans 3660-3661
30 Yr Mfg - 3556	97 PLUS 30/20 Yr - 3630					Quick&Simple 15 Yr - 3664				Subtract -1.500
20 Yr Mfg - 3557	80/20 30/25 Yr - 3639					15/10 Yr Mfg - 3668				Additional fee for NOO -1.500
	Freedom 0 Down - 3656					Integrity 15 Yr Stated Income - 3675				Quick & Simple Plans 3662, 3663, 3664
	No Ratio 30/20 - 3660					Integrity 15 Yr No Ratio - 3677				FICO between 700 and 729 -0.250
	Quick & Simple 30 Yr - 3662					Integrity 15 Yr NINA - 3681				FICO = 730 NO CHARGE
	Quick & Simple 20 Yr - 3663					15 yr Mfg A-minus - 3683				Integrity ALT A Plans 3674, 3675, 3676, 3677, 3680, 3681 (Cumulative deductions)
3682 - Mfg A-minus	30 Yr Mfg - 3666									C/O and LTV > 70% and = 80% -0.500
	20 Yr Mfg - 3667									C/O and LTV > 80% and = 90% -0.750
	Integrity 30/20 Yr Stated Income - 3674									NOO & LTV = 80% -1.500
	Integrity 30/20 Yr No Ratio - 3676									NOO & LTV > 80% -2.500
	Integrity 30/20 Yr NINA - 3680									3-4 units and LTV > 70% -1.000
	Home Possible 97%; 100% LTV - 3687									Integrity ALT A St Inc Plans 3674, 3675
	Home Possible NS 97%; 100% LTV - 3688									LTV = 75% -0.375
	Home Possible 95% LTV Mfg - 3691									LTV > 75% -1.375
	Home Possible NS 95% LTV Mfg - 3692									Integrity ALT A No Ratio Plans 3676, 3677
	Barrier Buster LPMI - 3697									LTV = 75% -0.750
									LTV > 75% -1.625	
Rate	15 Day 4/15	30 Day 4/30	45 Day 5/15	60 Day 5/30	Rate	15 Day 4/15	30 Day 4/30	45 Day 5/15	60 Day 5/30	
5.750%	98.081	98.038	97.995	97.952	5.375%	98.493	98.469	98.446	98.422	Integrity ALT A NINA Plans 3680, 3681
5.875%	98.803	98.760	98.717	98.674	5.500%	98.892	98.869	98.846	98.822	LTV = 75% -1.000
6.000%	99.383	99.340	99.297	99.254	5.625%	99.264	99.240	99.217	99.194	LTV > 75% -2.000
6.125%	99.909	99.866	99.823	99.780	5.750%	99.844	99.821	99.797	99.774	Home Possible Plans 3687,3688,3691,3692
6.250%	100.367	100.324	100.281	100.238	5.875%	100.400	100.377	100.354	100.330	LTV = 95% -0.500
6.375%	101.275	101.232	101.189	101.146	6.000%	100.756	100.733	100.709	100.686	LTV > 95% and = 97% -0.850
6.500%	101.750	101.707	101.664	101.621	6.125%	101.052	101.029	101.005	100.982	LTV > 97% and = 100% -1.000
6.625%	102.163	102.120	102.077	102.034	6.250%	101.787	101.764	101.740	101.717	Manufactured Homes -0.500
6.750%	102.484	102.441	102.398	102.355	6.375%	102.243	102.220	102.197	102.173	Barrier Buster Plan 3697
6.875%	103.312	103.269	103.226	103.183	6.500%	102.467	102.444	102.420	102.397	
6.950%	103.431	103.388	103.345	103.302	6.625%	102.679	102.656	102.633	102.609	Rate Price
7.000%	103.681	103.638	103.595	103.552	6.750%	102.830	102.806	102.783	102.760	LTV = 95% +0.625 -0.500
7.125%	103.893	103.850	103.807	103.764	6.875%	103.200	103.176	103.153	103.130	LTV > 95% +0.625 -0.750
7.250%	104.086	104.043	104.000	103.957	7.000%	103.400	103.376	103.353	103.329	ALL PLANS
7.375%	104.086	104.043	104.000	103.957	7.125%	103.422	103.398	103.375	103.352	NO ESCROWS (LTV = 80% only) -0.250
30 YEAR ADJUSTMENTS					15 YEAR ADJUSTMENTS					
Loan amounts < \$30,001 -1.750					Loan amounts < \$30,001 -1.375					
Loan amounts < \$45,001 -1.125					Loan amounts < \$45,001 -1.125					
Loan amounts < \$60,001 -0.800					Loan amounts < \$60,001 -0.750					
Loan amounts < \$70,001 -0.600					Loan amounts < \$80,001 -0.625					
Loan amounts < \$80,001 -0.450					Loan amounts < \$100,001 -0.375					
Loan amounts < \$100,001 -0.300					Loan amounts < \$140,001 -0.250					
Loan amounts < \$160,001 -0.200					Loan amounts < \$170,001 -0.125					
Loan amounts < \$170,001 -0.125										

CONVENTIONAL FOOTNOTES	
Please call for rate not offered herein.	
90 day price: deduct .375 pts. from 60 day price.	
120 day price: use 45 day price (requires non-refundable up-front fee of 0.75%.)	
Refer to Wholesale FNMA or FHLMC Delivery Fee schedule for additional adjustments for:	
? LTVs > 70%	? FHLMC A-Minus
? NOO Properties	? Mfg housing
? Cash out refis	? Secondary financing
? Multi-unit	

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

CONVENTIONAL LOANS											
FHLMC FIXED RATE / INTEREST ONLY 1st 10 YEARS											
30 YEAR					20 YEAR						
30 Yr Fixed/Int Only 1st 10 Yrs - 3665					20 Yr Fixed/Int Only 1st 10 Yrs - 3649						
30 Yr Fixed/Int Only 1st 10 Yrs 80/20 - 3694					20 Yr Fixed/Int Only 1st 10 Yrs 80/20 - 3693						
SISA 30 Yr Fixed/Int Only 1st 10 Yrs - 3696					SISA 30 Yr Fixed/Int Only 1st 10 Yrs - 3695						
Rate	15 Day 4/15	30 Day 4/30	45 Day 5/15	60 Day 5/30	Rate	15 Day 4/15	30 Day 4/30	45 Day 5/15	60 Day 5/30		
6.125%	98.566	98.523	98.480	98.437	6.000%	98.839	98.796	98.753	98.710		
6.250%	99.429	99.386	99.343	99.300	6.125%	99.205	99.162	99.119	99.076		
6.375%	99.964	99.921	99.878	99.835	6.250%	100.241	100.198	100.155	100.112		
6.500%	100.502	100.459	100.416	100.373	6.375%	100.813	100.770	100.727	100.684		
6.625%	100.926	100.883	100.841	100.798	6.500%	101.239	101.196	101.153	101.110		
6.750%	101.592	101.549	101.506	101.463	6.625%	101.545	101.502	101.459	101.416		
6.875%	102.108	102.065	102.023	101.980	6.750%	102.401	102.358	102.315	102.272		
7.000%	102.538	102.495	102.452	102.409	6.875%	102.886	102.843	102.800	102.757		
7.125%	102.781	102.738	102.695	102.652	7.000%	103.230	103.187	103.144	103.102		
7.250%	103.015	102.972	102.929	102.886	7.125%	103.459	103.416	103.373	103.330		
7.375%	103.208	103.165	103.122	103.079	7.250%	103.648	103.605	103.562	103.519		
7.500%	103.145	103.102	103.059	103.016	7.375%	103.797	103.754	103.711	103.668		
7.625%	103.094	103.051	103.008	102.965	7.500%	103.733	103.690	103.647	103.604		
ADJUSTMENTS											
Loan amounts < \$30,001					-1.750	Loan amounts < \$80,001					-0.450
Loan amounts < \$45,001					-1.125	Loan amounts < \$100,001					-0.300
Loan amounts < \$60,001					-0.800	Loan amounts < \$160,001					-0.200
Loan amounts < \$70,001					-0.600	Loan amounts < \$170,001					-0.125
SISA Programs (Plans 3695 & 3696)											
FICO scores 700 - 729											-0.250
Escrow waiver (LTV = 80%)											-0.250
20 yr plans 3649 , 3693 and 3695 not eligible for 0.25 pt. improvement											
See FHLMC Delivery Fee Schedule for additional adjustments.											

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

FHLMC A - MINUS PROGRAMS											
30 YEAR A - MINUS					15 YEAR A - MINUS						
FHLMC 30/20 YR A MINUS - 3642					FHLMC 15/10 YR A MINUS - 3643						
Rate	15 Day 4/15	30 Day 4/30	45 Day 5/15	60 Day 5/30	Rate	15 Day 4/15	30 Day 4/30	45 Day 5/15	60 Day 5/30		
5.750%	97.486	97.443	97.400	97.357	5.375%	98.018	97.994	97.971	97.947		
5.875%	98.208	98.165	98.122	98.079	5.500%	98.417	98.394	98.371	98.347		
6.000%	98.788	98.745	98.702	98.659	5.625%	98.789	98.765	98.742	98.719		
6.125%	99.314	99.271	99.228	99.185	5.750%	99.369	99.346	99.322	99.299		
6.250%	99.772	99.729	99.686	99.643	5.875%	99.925	99.902	99.879	99.855		
6.375%	100.680	100.637	100.594	100.551	6.000%	100.281	100.258	100.234	100.211		
6.500%	101.155	101.112	101.069	101.026	6.125%	100.577	100.554	100.530	100.507		
6.625%	101.568	101.525	101.482	101.439	6.250%	101.312	101.289	101.265	101.242		
6.750%	101.889	101.846	101.803	101.760	6.375%	101.768	101.745	101.722	101.698		
6.875%	102.717	102.674	102.631	102.588	6.500%	101.992	101.969	101.945	101.922		
6.950%	102.836	102.793	102.750	102.707	6.625%	102.204	102.181	102.158	102.134		
7.000%	103.086	103.043	103.000	102.957	6.750%	102.355	102.331	102.308	102.285		
7.125%	103.298	103.255	103.212	103.169	6.875%	102.725	102.701	102.678	102.655		
7.250%	103.491	103.448	103.405	103.362	7.000%	102.925	102.901	102.878	102.854		
7.375%	103.491	103.448	103.405	103.362	7.125%	102.947	102.923	102.900	102.877		
A - MINUS ADJUSTMENTS											
30 YEAR					15 YEAR						
Loan amounts < \$30,001					-1.155	Loan amounts < \$30,001					-0.900
Loan amounts < \$45,001					-0.745	Loan amounts < \$45,001					-0.735
Loan amounts < \$60,001					-0.530	Loan amounts < \$60,001					-0.490
Loan amounts < \$70,001					-0.405	Loan amounts < \$70,001					-0.400
Loan amounts < \$80,001					-0.305	Loan amounts < \$80,001					-0.400
Loan amounts < \$100,001					-0.205	Loan amounts < \$100,001					-0.240
Loan amounts < \$140,001					-0.130	Loan amounts < \$140,001					-0.150
Loan amounts < \$160,001					-0.130	Loan amounts < \$160,001					-0.075
Loan amounts < \$170,001					-0.130	Loan amounts < \$170,001					-0.075

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

"PIGGYBACK BUSTER" / SINGLE FILE 30 YEAR LOANS														PAGE 4 OF 6										
80.01% - 90% LTV					90.01% - 95% LTV					95.01% - 100% LTV														
80.01-90% LTV - 3684					90.01-95% LTV - 3685					95.01-100% LTV - 3686														
Rate	15 Day 4/15	30 Day 4/30	45 Day 5/15	60 Day 5/30	Rate	15 Day 4/15	30 Day 4/30	45 Day 5/15	60 Day 5/30	Rate	15 Day 4/15	30 Day 4/30	45 Day 5/15	60 Day 5/30										
5.875%	97.260	97.217	97.174	97.132	5.875%	96.732	96.689	96.646	96.603	6.125%	96.730	96.687	96.644	96.601										
6.000%	97.946	97.903	97.860	97.817	6.000%	97.348	97.305	97.262	97.219	6.250%	97.471	97.428	97.385	97.342										
6.125%	98.593	98.550	98.507	98.464	6.125%	97.858	97.815	97.772	97.729	6.375%	98.021	97.978	97.935	97.892										
6.250%	99.165	99.122	99.079	99.036	6.250%	98.608	98.565	98.522	98.479	6.500%	98.521	98.478	98.435	98.392										
6.375%	99.653	99.610	99.567	99.524	6.375%	99.133	99.090	99.047	99.004	6.625%	98.939	98.896	98.853	98.810										
6.500%	100.071	100.028	99.985	99.942	6.500%	99.583	99.540	99.497	99.454	6.750%	99.995	99.952	99.909	99.866										
6.625%	101.097	101.054	101.011	100.968	6.625%	99.979	99.936	99.893	99.850	6.875%	100.511	100.468	100.425	100.382										
6.750%	101.558	101.515	101.472	101.429	6.750%	101.095	101.052	101.009	100.966	7.000%	100.904	100.861	100.818	100.775										
6.875%	101.932	101.889	101.846	101.803	6.875%	101.532	101.489	101.446	101.403	7.125%	101.129	101.086	101.043	101.000										
7.000%	102.259	102.216	102.173	102.130	7.000%	101.882	101.839	101.796	101.753	7.250%	102.126	102.083	102.040	101.997										
7.125%	103.169	103.126	103.083	103.040	7.125%	102.045	102.002	101.959	101.916	7.375%	102.566	102.523	102.480	102.437										
7.250%	103.505	103.462	103.419	103.376	7.250%	103.161	103.118	103.075	103.032	7.500%	102.827	102.784	102.741	102.698										
7.375%	103.737	103.694	103.651	103.608	7.375%	103.482	103.439	103.396	103.353	7.625%	103.027	102.984	102.941	102.898										
7.500%	103.929	103.886	103.843	103.800	7.500%	103.695	103.652	103.609	103.566	7.750%	103.198	103.155	103.112	103.069										
	NQ	NQ	NQ	NQ		NQ	NQ	NQ	NQ		1.836	1.793	NQ	1.707										
PIGGYBACK BUSTER 30 YEAR ADJUSTMENTS										ADDITIONAL ADJUSTMENTS														
Loan amounts < \$30,001					-1.750					Loan amounts < \$80,001					-0.450									
Loan amounts < \$45,001					-1.125					Loan amounts < \$100,001					-0.300									
Loan amounts < \$60,001					-0.800					Loan amounts < \$160,001					-0.200									
Loan amounts < \$70,001					-0.600					Loan amounts < \$170,001					-0.125									
Plans 3684, 3685, 3686 only																								
LTV > 97% & FICO = 680 & < 700															-0.500									
LTV > 95% & = 97% & FICO = 700															+0.500									
"PIGGYBACK BUSTER" / SINGLE FILE RULES										80.01% - 100% LTV														
										80.01-100% LTV - 3689														
					Max LTV					Max Loan Amt														
Primary 1 unit					100%					\$417,000														
Primary 2 Unit					95%					\$533,850														
Cashout Refi					-1.125					Minimum LTV 80.01%														
Investment property					-3.250					No subordinate financing allowed														
Second Home					-0.375																			
Primary 1 Unit Purchase & Rate Term Refinance																								
<u>LTV</u>					<u>Max Debt-To-Income Ratio</u>					<u>Minimum FICO Score</u>														
95.01 - 100%					45%					680														
80.01 - 95%					45%					680														
80.01 - 95%					50%					700														
Primary 2 Unit Purchase & Rate Term Refinance																								
<u>LTV</u>					<u>Max Debt-To-Income Ratio</u>					<u>Minimum FICO Score</u>														
80.01 - 95%					45%					680														
80.01 - 95%					50%					700														
Consult product guidelines for additional product rules and adjustments.																								
Off-sheet pricing is NOT available on Plans 3684, 3685, 3686 and 3689.																								
JUMBOS					SECONDS					ELITE ALT A FIXED RATE														
30 YR FIXED RATE					15 YR FIXED RATE					FIXED RATE		1 YR ARM			15/30 YR FIXED RATE									
30 YR - 3776					10/15 YR - 3777					FIXED RATE - 3101		1YR ARM - 3141			Full Doc - 3778					NINA-3780				
30 YR IO - 3739															No Ratios - 3779					SIVA-3781				
Rate	15 Day 4/15	45 Day 5/15	Rate	15 Day 4/15	45 Day 5/15	Rate	45 Day 5/15	Rate	60 Day 5/30	Rate	15 Day 4/15	30 Day 4/30	45 Day 5/15	60 Day 5/30										
5.750%	97.083	96.997	5.625%	98.486	98.439	7.875%	99.750	7.500%	99.500	5.500%	95.711	95.668	95.625	95.582										
5.875%	97.700	97.614	5.750%	98.964	98.917	8.000%	100.000	7.625%	99.750	5.625%	96.336	96.293	96.250	96.207										
6.000%	98.317	98.232	5.875%	99.425	99.378	8.125%	100.250	7.750%	100.000	5.750%	96.961	96.918	96.875	96.832										
6.125%	98.935	98.849	6.000%	99.887	99.840	8.250%	100.500	7.875%	100.250	5.875%	97.586	97.543	97.500	97.457										
6.250%	99.552	99.466	6.125%	100.348	100.301	8.375%	100.750	8.000%	100.500	6.000%	98.211	98.168	98.125	98.082										
6.375%	100.06	99.974	6.250%	100.810	100.763	8.500%	101.000	8.125%	100.750	6.125%	98.836	98.793	98.750	98.707										
6.500%	100.568	100.482	6.375%	101.049	101.003	8.625%	101.250	8.250%	101.000	6.250%	99.461	99.418	99.375	99.332										
6.625%	101.076	100.990	6.500%	101.289	101.242			8.375%	101.125	6.375%	99.961	99.918	99.875	99.832										
6.750%	101.585	101.499	6.625%	101.529	101.482			8.500%	101.250	6.500%	100.461	100.418	100.375	100.332										
6.875%	101.866	101.780	6.750%	101.768	101.721					6.625%	100.961	100.918	100.875	100.832										
Plans 3101 & 3141 may only be used when USBHM is purchasing new first mortgage.																								
JUMBO ADJUSTMENTS					SECOND ADJUSTMENTS																			
LTV = 65%					+0.250					Loan amounts														
LTV > 90%					-0.250					\$10,000 - \$14,999					-2.000									
Non-Owner (Plans 3776, 3777 only)					-1.500					\$15,000 - \$19,999					-1.000									
Cash out refinance					-0.250					Refer to specific U.S. BANK HOME														
Condo > 4 stories					-0.500					MORTGAGE first mortgage guidelines														
Loan amounts \$1,000,001 to \$2,000,000					-0.500					for possible additional subordinate														
FICO between 640 and 659					-0.250					financing requirements and														
Interest Only (Plan 3739)					-0.375					restrictions.														
No escrows (requires LTV = 80%)					-0.250																			
Please refer to Product Guidelines for complete details.																								
All lock-ins must be received by 5:30 pm EST.																								
Note: For LPMI options up to 100% LTV and lower FICO scores see our Barrier Buster product 3697 on pg 2.																								

ARMS

CONVENTIONAL ARMS

1/1 ARM (2/6)			3/1 ARM (2/6)			5/1 ARM (5/2/5)			7/1 ARM (5/2/5)		
1/1 ARM - 3305			3/1 ARM - 3307			5/1 ARM - 3308			7/1 ARM - 3309		
INTEREST ONLY - 3328			INTEREST ONLY - 3330			INTEREST ONLY - 3331			INTEREST ONLY - 3332		
Rate	30 Day 4/30	60 Day 5/30	Rate	30 Day 4/30	60 Day 5/30	Rate	30 Day 4/30	60 Day 5/30	Rate	30 Day 4/30	60 Day 5/30
4.875%	99.000	98.875	5.125%	98.500	98.375	5.375%	98.875	98.750	5.625%	99.250	99.125
5.000%	99.250	99.125	5.250%	98.875	98.750	5.500%	99.250	99.125	5.750%	99.625	99.500
5.125%	99.375	99.250	5.375%	99.250	99.125	5.625%	99.625	99.500	5.875%	100.000	99.875
5.250%	99.625	99.500	5.500%	99.625	99.500	5.750%	100.000	99.875	6.000%	100.375	100.250
5.375%	99.875	99.750	5.625%	100.000	99.875	5.875%	100.375	100.250	6.125%	100.625	100.500
5.500%	100.125	100.000	5.750%	100.375	100.250	6.000%	100.625	100.500	6.250%	100.875	100.750
5.625%	100.375	100.250	5.875%	100.625	100.500	6.125%	100.875	100.750	6.375%	101.125	101.000
5.750%	100.625	100.500	6.000%	100.875	100.750	6.250%	101.125	101.000	6.500%	101.375	101.250
5.875%	100.875	100.750	6.125%	101.125	101.000	6.375%	101.375	101.250	6.625%	101.500	101.375
6.000%	101.125	101.000	6.250%	101.375	101.250	6.500%	101.500	101.375	6.750%	101.625	101.500
6.125%	101.375	101.250	6.375%	101.500	101.375	6.625%	101.625	101.500	6.875%	101.750	101.625
6.250%	101.500	101.375	6.500%	101.625	101.500	6.750%	101.750	101.625	7.000%	101.875	101.750
6.375%	101.625	101.500	6.625%	101.750	101.625	6.875%	101.875	101.750			
6.500%	101.750	101.625	6.750%	101.875	101.750						
6.625%	101.875	101.750									
6.750%	101.875	101.750									

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

CONVENTIONAL ARMS (3305-3309, 3328-3332)

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

ALL PRODUCTS

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

ADJUSTED PRICING IS CAPPED @ 101.500

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

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

ELITE ALT A ARMS

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

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

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

To skip the index choose 2 then CHOOSE OPTION:

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

ALT-A AND ALT-A INTEREST ONLY ARMS

PAGE 6 OF 6

SIVA AND NO RATIO ARMS

1/1 ALT-A ARM (2/6)			3/1 ALT-A ARM (2/6)			5/1 ALT-A ARM (5/2/5)			7/1 ALT-A ARM (5/2/5)		
SIVA - 3335 NO RATIO - 3341 SIVA INT ONLY - 3353 N/R INT ONLY - 3359			SIVA - 3337 NO RATIO - 3343 SIVA INT ONLY - 3355 N/R INT ONLY - 3361			SIVA - 3338 NO RATIO - 3344 SIVA INT ONLY - 3356 N/R INT ONLY - 3362			SIVA - 3339 NO RATIO - 3345 SIVA INT ONLY - 3357 N/R INT ONLY - 3363		
Rate	30 Day 4/30	60 Day 5/30	Rate	30 Day 4/30	60 Day 5/30	Rate	30 Day 4/30	60 Day 5/30	Rate	30 Day 4/30	60 Day 5/30
5.125%	98.500	98.375	5.375%	98.000	97.875	5.625%	98.375	98.250	5.875%	98.750	98.625
5.250%	98.750	98.625	5.500%	98.375	98.250	5.750%	98.750	98.625	6.000%	99.125	99.000
5.375%	98.875	98.750	5.625%	98.750	98.625	5.875%	99.125	99.000	6.125%	99.500	99.375
5.500%	99.125	99.000	5.750%	99.125	99.000	6.000%	99.500	99.375	6.250%	99.875	99.750
5.625%	99.375	99.250	5.875%	99.500	99.375	6.125%	99.875	99.750	6.375%	100.125	100.000
5.750%	99.625	99.500	6.000%	99.875	99.750	6.250%	100.125	100.000	6.500%	100.375	100.250
5.875%	99.875	99.750	6.125%	100.125	100.000	6.375%	100.375	100.250	6.625%	100.625	100.500
6.000%	100.125	100.000	6.250%	100.375	100.250	6.500%	100.625	100.500	6.750%	100.875	100.750
6.125%	100.375	100.250	6.375%	100.625	100.500	6.625%	100.875	100.750	6.875%	101.000	100.875
6.250%	100.625	100.500	6.500%	100.875	100.750	6.750%	101.000	100.875	7.000%	101.125	101.000
6.375%	100.875	100.750	6.625%	101.000	100.875	6.875%	101.125	101.000	7.125%	101.250	101.125
6.500%	101.000	100.875	6.750%	101.125	101.000	7.000%	101.250	101.125	7.250%	101.375	101.250
6.625%	101.125	101.000	6.875%	101.250	101.125	7.125%	101.375	101.250		NQ	NQ
6.750%	101.250	101.125	7.000%	101.375	101.250		NQ	NQ		NQ	NQ
6.875%	101.500	101.375		NQ	NQ		NQ	NQ		NQ	NQ
7.000%	101.500	101.375		NQ	NQ		NQ	NQ		NQ	NQ
	NQ	NQ		NQ	NQ		NQ	NQ		NQ	NQ

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

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