

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 4/25	30 Day 5/10	45 Day 5/25	60 Day 6/9	Rate	15 Day 4/25	30 Day 5/10	45 Day 5/25	60 Day 6/9	Rate	15 Day 4/25	30 Day 5/10	45 Day 5/25	60 Day 6/9	
5.625%	98.355	98.314	98.273	98.232	4.250%	96.844	96.801	96.758	96.715	4.750%	97.376	97.333	97.290	97.247	
5.750%	98.792	98.751	98.710	98.669	4.375%	96.969	96.926	96.883	96.840	4.875%	97.688	97.645	97.602	97.559	
5.875%	99.505	99.464	99.423	99.382	4.500%	98.094	98.051	98.008	97.965	5.000%	98.251	98.208	98.165	98.122	
6.000%	100.474	100.433	100.392	100.351	4.625%	98.219	98.176	98.133	98.090	5.125%	98.563	98.520	98.477	98.434	
6.125%	100.630	100.589	100.548	100.507	4.750%	98.344	98.301	98.258	98.215	5.250%	98.876	98.833	98.790	98.747	
6.250%	101.005	100.964	100.923	100.882	4.875%	98.469	98.426	98.383	98.340	5.375%	99.188	99.145	99.102	99.059	
6.375%	101.380	101.339	101.298	101.257	5.000%	99.407	99.364	99.321	99.278	5.500%	99.626	99.583	99.540	99.497	
6.500%	102.693	102.652	102.611	102.570	5.125%	99.532	99.489	99.446	99.403	5.625%	99.938	99.895	99.852	99.809	
6.625%	102.662	102.621	102.580	102.539	5.250%	99.657	99.614	99.571	99.528	5.750%	100.088	100.045	100.002	99.959	
6.750%	102.849	102.808	102.767	102.726	5.375%	99.782	99.739	99.696	99.653	5.875%	100.219	100.176	100.133	100.090	
6.875%	103.657	103.616	103.575	103.534	5.500%	100.313	100.270	100.227	100.184	6.000%	100.782	100.739	100.696	100.653	
7.000%	104.632	104.591	104.550	104.509	5.625%	100.438	100.395	100.352	100.309	6.125%	100.844	100.801	100.758	100.715	
7.125%	104.361	104.320	104.279	104.238	5.750%	100.563	100.520	100.477	100.434	6.250%	101.157	101.114	101.071	101.028	
					5.875%	100.688	100.645	100.602	100.559	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 4/25	30 Day 5/10	45 Day 5/25	60 Day 6/9
5.000%	96.340	96.309	96.278	96.247
5.500%	98.776	98.745	98.714	98.683
6.000%	100.895	100.863	100.832	100.801
6.500%	102.199	102.167	102.136	102.105
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 4/25	45 Day 5/25
5.750%	96.867	96.826
6.000%	98.549	98.508
6.250%	99.080	99.039
6.500%	100.768	100.727
6.750%	100.924	100.883
7.000%	102.832	102.791
7.250%	102.436	102.395
	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.

**CHECK OUT OUR NEW FHLMC INTEREST
ONLY FIXED RATE 20 & 30 YR PROGRAMS
ON PAGE 3**

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 4/25	30 Day 5/10	45 Day 5/25	60 Day 6/9	Rate	15 Day 4/25	30 Day 5/10	45 Day 5/25	60 Day 6/9		
6.125%	98.313	98.267	98.220	98.173	6.000%	98.508	98.461	98.415	98.368		
6.250%	99.188	99.141	99.094	99.048	6.125%	98.874	98.827	98.780	98.733		
6.375%	99.723	99.676	99.629	99.583	6.250%	99.922	99.875	99.828	99.781		
6.500%	100.261	100.214	100.167	100.120	6.375%	100.494	100.447	100.400	100.354		
6.625%	100.686	100.639	100.592	100.545	6.500%	100.920	100.873	100.826	100.779		
6.750%	101.243	101.196	101.150	101.103	6.625%	101.226	101.179	101.132	101.085		
6.875%	101.760	101.713	101.666	101.619	6.750%	102.099	102.052	102.005	101.958		
7.000%	102.189	102.142	102.095	102.048	6.875%	102.584	102.537	102.490	102.443		
7.125%	102.432	102.385	102.338	102.291	7.000%	102.928	102.882	102.835	102.788		
7.250%	102.640	102.593	102.546	102.499	7.125%	103.157	103.111	103.064	103.017		
7.375%	103.086	103.039	102.992	102.945	7.250%	103.377	103.330	103.284	103.237		
7.500%	103.391	103.345	103.298	103.251	7.375%	103.775	103.728	103.681	103.634		
7.625%	103.595	103.548	103.501	103.454	7.500%	104.038	103.991	103.944	103.898		
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 4/25	30 Day 5/10	45 Day 5/25	60 Day 6/9	Rate	15 Day 4/25	30 Day 5/10	45 Day 5/25	60 Day 6/9		
5.750%	97.233	97.186	97.139	97.092	5.375%	97.885	97.849	97.814	97.779		
5.875%	97.955	97.908	97.861	97.814	5.500%	98.284	98.249	98.214	98.179		
6.000%	98.535	98.489	98.442	98.395	5.625%	98.656	98.621	98.586	98.550		
6.125%	99.061	99.015	98.968	98.921	5.750%	99.258	99.223	99.188	99.152		
6.250%	99.879	99.832	99.785	99.738	5.875%	99.814	99.779	99.744	99.709		
6.375%	100.439	100.392	100.345	100.298	6.000%	100.170	100.135	100.100	100.065		
6.500%	100.914	100.867	100.820	100.773	6.125%	100.466	100.431	100.396	100.360		
6.625%	101.327	101.280	101.234	101.187	6.250%	101.284	101.249	101.213	101.178		
6.750%	101.978	101.931	101.884	101.837	6.375%	101.740	101.705	101.670	101.634		
6.875%	102.493	102.446	102.399	102.353	6.500%	101.964	101.928	101.893	101.858		
6.950%	102.612	102.565	102.518	102.471	6.625%	102.176	102.141	102.106	102.070		
7.000%	102.862	102.815	102.768	102.721	6.750%	102.341	102.306	102.271	102.236		
7.125%	103.074	103.027	102.980	102.934	6.875%	102.729	102.694	102.658	102.623		
7.250%	103.300	103.253	103.206	103.159	7.000%	102.929	102.893	102.858	102.823		
7.375%	103.499	103.452	103.405	103.358	7.125%	102.970	102.935	102.900	102.865		
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 4/25	30 Day 5/10	45 Day 5/25	60 Day 6/9	Rate	15 Day 4/25	30 Day 5/10	45 Day 5/25	60 Day 6/9	Rate	15 Day 4/25	30 Day 5/10	45 Day 5/25	60 Day 6/9					
6.125%	98.340	98.293	98.246	98.199	6.250%	98.355	98.309	98.262	98.215	6.375%	97.768	97.721	97.674	97.627					
6.250%	98.912	98.866	98.819	98.772	6.375%	98.880	98.834	98.787	98.740	6.500%	98.268	98.221	98.174	98.127					
6.375%	99.400	99.354	99.307	99.260	6.500%	99.330	99.284	99.237	99.190	6.625%	98.686	98.639	98.592	98.545					
6.500%	99.818	99.771	99.724	99.677	6.625%	99.726	99.679	99.632	99.585	6.750%	99.013	98.966	98.919	98.872					
6.625%	100.856	100.810	100.763	100.716	6.750%	100.854	100.808	100.761	100.714	7.000%	100.270	100.223	100.177	100.130					
6.750%	101.317	101.270	101.223	101.176	6.875%	101.291	101.244	101.198	101.151	7.125%	100.663	100.616	100.569	100.523					
6.875%	101.691	101.644	101.597	101.550	7.000%	101.641	101.594	101.547	101.500	7.250%	100.888	100.841	100.794	100.747					
7.000%	102.018	101.971	101.924	101.877	7.125%	101.804	101.757	101.710	101.663	7.375%	101.117	101.070	101.023	100.976					
7.125%	102.945	102.898	102.851	102.804	7.250%	102.937	102.890	102.843	102.796	7.500%	102.342	102.295	102.248	102.201					
7.250%	103.281	103.234	103.187	103.140	7.375%	103.258	103.211	103.164	103.117	7.625%	102.603	102.556	102.510	102.463					
7.375%	103.513	103.466	103.419	103.372	7.500%	103.471	103.424	103.377	103.330	7.750%	102.803	102.756	102.709	102.662					
7.500%	103.705	103.658	103.611	103.564	7.625%	103.659	103.612	103.565	103.519	7.875%	102.975	102.928	102.881	102.834					
7.625%	104.094	104.047	104.000	103.953	7.750%	104.094	104.047	104.000	103.953	8.000%	103.510	103.463	103.416	103.370					
7.750%	104.094	104.047	104.000	103.953	7.875%	104.094	104.047	104.000	103.953	8.125%	103.713	103.666	103.619	103.572					
	NQ	NQ	NQ	NQ		NQ	NQ	NQ	NQ		103.876	103.829	103.782	103.735					
PIGGYBACK BUSTER 30 YEAR ADJUSTMENTS										ADDITIONAL ADJUSTMENTS									
Loan amounts < \$30,001					-1.750	Loan amounts < \$80,001					-0.450	Plans 3684, 3685, 3686 only							
Loan amounts < \$45,001					-1.125	Loan amounts < \$100,001					-0.300	LTV > 97% & FICO = 680 & < 700 -0.500							
Loan amounts < \$60,001					-0.800	Loan amounts < \$160,001					-0.200	LTV > 95% & = 97% & FICO = 700 +0.500							
Loan amounts < \$70,001					-0.600	Loan amounts < \$170,001					-0.125	Affordable Piggyback 80.01% - 100% LTV							
"PIGGYBACK BUSTER" / SINGLE FILE RULES										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 4/25	30 Day 5/10	45 Day 5/25	60 Day 6/9	Rate	15 Day 4/25	30 Day 5/10	45 Day 5/25	60 Day 6/9	Rate	45 Day 5/25	Rate	60 Day 6/9	Rate	15 Day 4/25	30 Day 5/10	45 Day 5/25	60 Day 6/9	
5.750%	96.83	96.737	96.640	96.543	5.625%	98.370	98.299	98.228	98.157	7.875%	99.750	7.500%	99.500	5.500%	95.469	95.422	95.375	95.328	
5.875%	97.451	97.357	97.260	97.163	5.750%	98.852	98.782	98.711	98.640	8.000%	100.000	7.625%	99.750	5.625%	96.094	96.047	96.000	95.953	
6.000%	98.071	97.977	97.880	97.783	5.875%	99.335	99.264	99.193	99.122	8.125%	100.250	7.750%	100.000	5.750%	96.719	96.672	96.625	96.578	
6.125%	98.691	98.597	98.500	98.403	6.000%	99.817	99.747	99.676	99.605	8.250%	100.500	7.875%	100.250	5.875%	97.344	97.297	97.250	97.203	
6.250%	99.311	99.217	99.120	99.023	6.125%	100.299	100.229	100.158	100.087	8.375%	100.750	8.000%	100.500	6.000%	97.969	97.922	97.875	97.828	
6.375%	99.931	99.837	99.740	99.643	6.250%	100.781	100.711	100.640	100.569	8.500%	101.000	8.125%	100.750	6.125%	98.594	98.547	98.500	98.453	
6.500%	100.551	100.457	100.360	100.263	6.375%	101.263	101.193	101.122	101.051	8.625%	101.250	8.250%	101.000	6.250%	99.219	99.172	99.125	99.078	
6.625%	101.171	101.077	100.980	100.883	6.500%	101.745	101.675	101.604	101.533			8.375%	101.125	6.375%	99.719	99.672	99.625	99.578	
6.750%	101.791	101.697	101.600	101.503	6.625%	102.227	102.157	102.086	101.989			8.500%	101.250	6.500%	100.219	100.172	100.125	100.078	
6.875%	102.411	102.317	102.220	102.123	6.750%	102.709	102.639	102.568	102.471					6.625%	100.719	100.672	100.625	100.578	
														6.750%	101.219	101.172	101.125	101.078	
														6.875%	101.469	101.422	101.375	101.328	
														7.000%	101.844	101.797	101.750	101.703	
														7.125%	102.094	102.047	102.000	101.953	
														7.250%	102.469	102.422	102.375	102.328	
														7.375%	103.219	103.172	103.125	103.078	
JUMBO ADJUSTMENTS										SECOND ADJUSTMENTS					See the Elite Alt-A Pricing Adj. Worksheet for details. Each Elite Alt-A lock must be faxed along with its Worksheet to 866-356-6209. To obtain a Worksheet, call Fax On Demand at 888-229-3493, then choose option 8.				
LTV = 65%					+0.250	Loan amounts					-2.000								
LTV > 90%					-0.250	\$10,000 - \$14,999					-1.000								
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 MORTGAGE first mortgage guidelines for possible additional subordinate financing requirements and restrictions.													
Condo > 4 stories					-0.500														
Loan amounts \$1,000,001 to \$2,000,000					-0.500														
FICO between 640 and 659					-0.250														
Interest Only (Plan 3739)					-0.375														
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 5/10	60 Day 6/9	Rate	30 Day 5/10	60 Day 6/9	Rate	30 Day 5/10	60 Day 6/9	Rate	30 Day 5/10	60 Day 6/9
4.875%	99.000	98.875	5.250%	98.500	98.375	5.500%	98.875	98.750	5.750%	99.250	99.125
5.000%	99.250	99.125	5.375%	98.875	98.750	5.625%	99.250	99.125	5.875%	99.625	99.500
5.125%	99.375	99.250	5.500%	99.250	99.125	5.750%	99.625	99.500	6.000%	100.000	99.875
5.250%	99.625	99.500	5.625%	99.625	99.500	5.875%	100.000	99.875	6.125%	100.375	100.250
5.375%	99.875	99.750	5.750%	100.000	99.875	6.000%	100.375	100.250	6.250%	100.625	100.500
5.500%	100.125	100.000	5.875%	100.375	100.250	6.125%	100.625	100.500	6.375%	100.875	100.750
5.625%	100.375	100.250	6.000%	100.625	100.500	6.250%	100.875	100.750	6.500%	101.125	101.000
5.750%	100.625	100.500	6.125%	100.875	100.750	6.375%	101.125	101.000	6.625%	101.375	101.250
5.875%	100.875	100.750	6.250%	101.125	101.000	6.500%	101.375	101.250	6.750%	101.500	101.375
6.000%	101.125	101.000	6.375%	101.375	101.250	6.625%	101.500	101.375	6.875%	101.625	101.500
6.125%	101.375	101.250	6.500%	101.500	101.375	6.750%	101.625	101.500	7.000%	101.750	101.625
6.250%	101.500	101.375	6.625%	101.625	101.500	6.875%	101.750	101.625	7.125%	101.875	101.750
6.375%	101.625	101.500	6.750%	101.750	101.625	7.000%	101.875	101.750			
6.500%	101.750	101.625	6.875%	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 5/10	60 Day 6/9	Rate	30 Day 5/10	60 Day 6/9
5.875%	98.000	97.906	6.375%	99.250	99.156
6.000%	98.375	98.281	6.500%	99.625	99.531
6.125%	98.750	98.656	6.625%	100.000	99.906
6.250%	99.250	99.156	6.750%	100.250	100.156
6.375%	99.625	99.531	6.875%	100.500	100.406
6.500%	99.875	99.781	7.000%	100.750	100.656
6.625%	100.250	100.156	7.125%	101.000	100.906
6.750%	100.500	100.406	7.250%	101.125	101.031
6.875%	100.750	100.656	7.375%	101.250	101.156
7.000%	101.000	100.906	7.500%	101.375	101.281
7.125%	101.250	101.156	7.625%	101.500	101.406
7.250%	101.375	101.281	7.750%	101.500	101.406
7.375%	101.500	101.406	7.875%	101.375	101.281
7.500%	101.500	101.406			

**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 5/10	60 Day 6/9	Rate	30 Day 5/10	60 Day 6/9	Rate	30 Day 5/10	60 Day 6/9	Rate	30 Day 5/10	60 Day 6/9
5.125%	98.500	98.375	5.500%	98.000	97.875	5.750%	98.375	98.250	6.000%	98.750	98.625
5.250%	98.750	98.625	5.625%	98.375	98.250	5.875%	98.750	98.625	6.125%	99.125	99.000
5.375%	98.875	98.750	5.750%	98.750	98.625	6.000%	99.125	99.000	6.250%	99.500	99.375
5.500%	99.125	99.000	5.875%	99.125	99.000	6.125%	99.500	99.375	6.375%	99.875	99.750
5.625%	99.375	99.250	6.000%	99.500	99.375	6.250%	99.875	99.750	6.500%	100.125	100.000
5.750%	99.625	99.500	6.125%	99.875	99.750	6.375%	100.125	100.000	6.625%	100.375	100.250
5.875%	99.875	99.750	6.250%	100.125	100.000	6.500%	100.375	100.250	6.750%	100.625	100.500
6.000%	100.125	100.000	6.375%	100.375	100.250	6.625%	100.625	100.500	6.875%	100.875	100.750
6.125%	100.375	100.250	6.500%	100.625	100.500	6.750%	100.875	100.750	7.000%	101.000	100.875
6.250%	100.625	100.500	6.625%	100.875	100.750	6.875%	101.000	100.875	7.125%	101.125	101.000
6.375%	100.875	100.750	6.750%	101.000	100.875	7.000%	101.125	101.000	7.250%	101.250	101.125
6.500%	101.000	100.875	6.875%	101.125	101.000	7.125%	101.250	101.125	7.375%	101.375	101.250
6.625%	101.125	101.000	7.000%	101.250	101.125	7.250%	101.375	101.250		NQ	NQ
6.750%	101.250	101.125	7.125%	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		
Loan Amount > 1,000,000	+0.250		
C/O Refi LTV = 70%		-0.250	NO OFF SHEET PRICING
C/O Refi > 70%		-0.750	Minimum Loan Amount
NOO LTV = 75%	+0.250		Maximum Loan Amount
SIVA LTV 75.01 to 90%	+0.125		\$35,000
SIVA LTV > 90%	+0.250		\$2,000,000
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.