



Correspondent Lending

Register a loan on-line at [www.wamubuys.com](http://www.wamubuys.com)  
 Toll Free: 1-800-778-3445, Option 1  
 Fax: 843-673-3102

Change # 72  
 April 11, 2006 6:37 AM PT

Lock Cut Off: 7:00 PM CT  
 12-MTA Index: 4.011%  
 11th District COFI: 3.604%

**OPTION ARMS**  
 Prices include SRP

**60-Day Best Effort Pricing**

1 Month - MTA ( P01M1W ) 30YR Term					3 Month - MTA ( P03M1W ) 30YR Term				
Start Rate	Margin	Price	Pre-Pay	LifeCap	Start Rate	Margin	Price	Pre-Pay	LifeCap
1.375	2.200	100.375	No	9.95%	2.000	2.650	100.375	No	9.95%
1.375	2.300	100.500	No	9.95%	2.000	2.700	100.500	No	9.95%
1.375	2.350	100.625	No	9.95%	2.000	2.750	100.625	No	9.95%
1.375	2.400	100.750	No	9.95%	2.000	2.800	100.750	No	9.95%
1.375	2.450	100.875	No	9.95%	2.000	2.850	100.875	No	9.95%
1.375	2.550	101.000	No	9.95%	2.000	2.925	101.000	No	9.95%
1.375	2.600	101.125	No	9.95%	2.000	2.950	101.125	No	9.95%
1.375	2.650	101.250	No	9.95%	2.000	3.000	101.250	No	9.95%
1.375	2.700	101.375	No	9.95%	2.000	3.050	101.375	No	9.95%
1.375	2.750	101.500	No	9.95%	2.000	3.150	101.500	No	9.95%
1.375	2.800	101.625	1 yr	9.95%	2.000	3.100	101.625	1 yr	9.95%
1.375	2.850	101.750	1 yr	9.95%	2.000	3.150	101.750	1 yr	9.95%
1.375	2.500	101.875	3 yr	9.95%	2.000	3.050	101.875	3 yr	9.95%
1.375	2.525	102.000	3 yr	9.95%	2.000	3.100	102.000	3 yr	9.95%
1.375	2.550	102.125	3 yr	9.95%	2.000	3.150	102.125	3 yr	9.95%
1.375	2.600	102.250	3 yr	9.95%	2.000	3.200	102.250	3 yr	9.95%
1.375	2.650	102.375	3 yr	9.95%	2.000	3.250	102.375	3 yr	9.95%
1.375	2.700	102.500	3 yr	9.95%	2.000	3.300	102.500	3 yr	9.95%
1.375	2.750	102.625	3 yr	9.95%	2.000	3.350	102.625	3 yr	9.95%
1.375	2.775	102.750	3 yr	9.95%	2.000	3.400	102.750	3 yr	9.95%
1.375	2.825	102.875	3 yr	9.95%	2.000	3.425	102.875	3 yr	9.95%
1.375	2.875	103.000	3 yr	9.95%	2.000	3.450	103.000	3 yr	9.95%
1.375	2.925	103.125	3 yr	9.95%	2.000	3.500	103.125	3 yr	9.95%
1.375	2.975	103.250	3 yr	9.95%	2.000	3.550	103.250	3 yr	9.95%
1.375	3.025	103.375	3 yr	9.95%	2.000	3.600	103.375	3 yr	9.95%
1.375	3.075	103.500	3 yr	9.95%	2.000	3.650	103.500	3 yr	9.95%

"Please View Product Pricing on [WaMuBuys.com](http://WaMuBuys.com) for ALL Pricing available"

1 Month - COFI ( P01C1W ) 30YR Term					3 Month - COFI ( P03C1W ) 30YR Term				
Start Rate	Margin	Price	Pre-Pay	LifeCap	Start Rate	Margin	Price	Pre-Pay	LifeCap
1.375	2.650	100.375	No	9.95%	3.000	2.950	100.375	No	9.95%
1.375	2.800	100.875	No	9.95%	3.000	3.100	100.875	No	9.95%
1.375	2.950	101.375	1 yr	9.95%	3.000	3.250	101.375	1 yr	9.95%
1.375	2.900	101.875	3 yr	9.95%	3.000	3.200	101.875	3 yr	9.95%
1.375	3.050	102.375	3 yr	9.95%	3.000	3.350	102.375	3 yr	9.95%

**LMIB/LMIT Pricing Discount: Reduce Margin 15bps on 1 or 3 mo MTA & COFI for purchase and refinance transactions**

**Note: Option Arm Pricing Specials can be combined as long as the Minimum Margin Floor of 1.75% is maintained.**

**Option Arm Qualifying Rate Calculation**

Qualifying Rate = Fully Indexed Rate (FIR\*)

\* Fully Indexed Rate (FIR) = Index + Margin + Loan Margin Adjustments

**OPTION ARM PRICING ADJUSTMENTS**

All Pricing adjustments listed below are Cumulative if Applicable

<u>Loan Feature</u>	<u>Option ARM Pricing Adjustments</u>
Non-Owner Occupied LTV <= 70	Add 25 bps to rate/margin/life cap
Non-Owner Occupied LTV >70	Add 100 bps to rate/margin/life cap
Advantage 90 (add to 90%LTV pricing/Max. LTV 89.90%)	Add 60 bps to rate/margin/life cap
40 year terms	Add 10 bps to rate/margin/life cap
3-4 unit properties	Add 15 bps to rate/margin/life cap
Cashout Refi w/LTVs > 70%	Add 20 bps to rate/margin/life cap
Co-Op (Approved Areas Only)	Add 5 bps to rate/margin/life cap
Low Doc < 680 FICO Only	Add 15 bps to rate/margin/life cap
LTV > 80 to 90	Add 100 bps to Start Rate
LTV > 90	Add 200 bps to Start Rate
<u>Loan Amount Adjustments</u>	<u>Option ARM Pricing Adjustments</u>
Loan Amounts > \$1.0M - \$1.5M	No Add
Loan Amounts > \$1.5M - \$2.5M	Add 25 bps to Rate/Margin/Life Cap
Loan Amounts > \$2.5M - \$3M	Add 25 bps to Rate/Margin/Life Cap
Loan Amounts > \$3M - \$4M	Add 50 bps to Rate/Margin/Life Cap
Loan Amounts > \$4M - \$5M	Add 50 bps to Rate/Margin/Life Cap
Loan Amounts > \$5M - \$6M	Add 50 bps to Rate/Margin/Life Cap
Loan Amounts > \$6M - \$7M	Add 50 bps to Rate/Margin/Life Cap

**Optimum Pricing Adjustments**

Optimum Pricing applies to all 1 & 3 Month Option ARMs  
 Adjustments are made to Rate, Margin and Lifecap

FICO	LTV			
	<=60	60.01-70	70.01-80	>=80.01
620-639	+ 25 bps	+ 30 bps	+ 40 bps	+ 50 bps
640-679	+ 5 bps	+ 5 bps	+ 10 bps	+ 20 bps
680-719	0	0	0	0
>720	- 15 bps	- 15 bps	- 10 bps	0

All Above adjustments must be applied to Rate/Margin/Lifecap.

**ATTENTION :** Pricing that requires a prepay penalty is not available in states where prepay penalties are not enforceable.

**Refer to page 9 for additional loan feature options, pricing adjustments and prepay requirements**

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Change # 72

1 Year CMT

4.850%

"Please View Product Pricing on WaMuBuys.com for ALL Pricing available"

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**Fixed Rate - Owner Occupied**

15, 30 and 60 Day Pricing Is Best Effort Delivery

Add SRP to Price - See SRP schedule
**Conforming Fixed Rate Products**

**30 Year Fixed ( FN30F)				**15 Year Fixed ( FN15F )			
Rate	15 Day BE	30 Day BE	60 Day BE	Rate	15 Day BE	30 Day BE	60 Day BE
6.000	97.759	97.634	97.384	5.625	98.080	97.955	97.705
6.125	98.307	98.182	97.932	5.750	98.495	98.370	98.120
6.250	98.818	98.693	98.443	5.875	99.158	99.033	98.783
6.375	99.287	99.162	98.912	6.000	99.631	99.506	99.256
6.500	99.809	99.684	99.434	6.125	100.085	99.960	99.710
6.625	100.259	100.134	99.884	6.250	100.636	100.511	100.261
6.750	100.708	100.583	100.333	6.375	100.969	100.844	100.594
6.875	101.041	100.916	100.666	6.500	101.199	101.074	100.824
7.000	101.662	101.537	101.287	6.625	101.440	101.315	101.065
7.125	101.944	101.819	101.569	6.750	101.451	101.326	101.076
7.250	102.148	102.023	101.773	6.875	101.556	101.431	101.181
7.375	102.286	102.161	101.911	7.000	101.880	101.755	101.505
***Refer to Page 9 for Flex 97, 100, 80/20 Pricing Adjustments				Refer to Wamubuys.com for 20 Year Fixed Pricing (FN20F)			
Jumbo Fixed Rate Products ***							
30 year Jumbo ( JB30F )				15 year Jumbo ( JB15P )			
Rate	15 Day BE	30 Day BE	60 Day BE	Rate	15 Day BE	30 Day BE	60 Day BE
6.375	98.322	98.197	97.947	5.875	98.118	97.993	97.743
6.500	98.838	98.713	98.463	6.000	98.561	98.436	98.186
6.625	99.348	99.223	98.973	6.125	98.981	98.856	98.606
6.750	99.882	99.757	99.507	6.250	99.374	99.249	98.999
6.875	100.127	100.002	99.752	6.375	99.577	99.452	99.202
7.000	100.271	100.146	99.896	6.500	99.789	99.664	99.414
7.125	100.349	100.224	99.974	6.625	100.007	99.882	99.632
7.250	100.478	100.353	100.103	6.750	100.231	100.106	99.856
7.375	100.695	100.570	100.320	6.875	100.575	100.450	100.200
7.500	101.007	100.882	100.632	7.000	100.920	100.795	100.545

Refer to page 9 for FRM product pricing adjustments

**GOVERNMENT FHA/VA RATES**
**FHA/VA Rates**

FHA 30-Year Fixed (FV30F), ***(FV20F)***				FHA 30-Year Fixed Buydown (FV30B)			
Rate	15 Day BE	30 Day BE	60 Day BE	Rate	15 Day BE	30 Day BE	60 Day BE
5.500	96.323	96.198	95.948	5.500	95.831	95.706	95.456
5.625	96.463	96.338	96.088	5.625	96.463	96.338	96.088
5.750	97.086	96.961	96.711	5.750	97.086	96.961	96.711
5.875	97.360	97.235	96.985	5.875	97.360	97.235	96.985
6.000	98.347	98.222	97.972	6.000	97.946	97.821	97.571
6.125	98.505	98.380	98.130	6.125	98.505	98.380	98.130
6.250	99.034	98.909	98.659	6.250	99.034	98.909	98.659
6.375	99.361	99.236	98.986	6.375	99.361	99.236	98.986
6.500	100.212	100.087	99.837	6.500	99.841	99.716	99.466
6.625	100.224	100.099	99.849	6.625	100.224	100.099	99.849
6.750	101.007	100.882	100.632	6.750	101.007	100.882	100.632
6.875	101.307	101.182	100.932	6.875	101.307	101.182	100.932
7.000	102.484	102.359	102.109	7.000	101.487	101.362	101.112
***FV20F uses 30 Year base pricing and 20 Year SRP***							
FHA 15-Year Fixed (FV15F)				FHA 1-year Conforming ARM (12T1G) **Margin 2.25**			
Rate	15 Day BE	30 Day BE	60 Day BE	Rate	15 Day BE	30 Day BE	60 Day BE
5.000	95.548	95.423	95.173	4.500	96.676	96.551	96.301
5.500	97.312	97.187	96.937	5.000	97.784	97.659	97.409
6.000	99.184	99.059	98.809	5.500	98.880	98.755	98.505
6.500	100.676	100.551	100.301	6.000	99.523	99.398	99.148
3 Year FHA ARM (03T1G) **Margin 2.25**				3 Year VA ARM (03T1V) **Margin 2.25**			
Rate	15 Day BE	30 Day BE	60 Day BE	Rate	15 Day BE	30 Day BE	60 Day BE
5.750	99.032	98.907	98.657	5.750	99.032	98.907	98.657
5.875	99.220	99.095	98.845	5.875	99.220	99.095	98.845
6.000	99.400	99.275	99.025	6.000	99.400	99.275	99.025
6.125	99.571	99.446	99.196	6.125	99.571	99.446	99.196
6.250	99.731	99.606	99.356	6.250	99.731	99.606	99.356
6.375	101.112	100.987	100.737	6.375	101.112	100.987	100.737

\*\*Note: For 45 day lock periods as well as extended lock periods, please refer to the adjustments page.

\*\*\*Note: The index for the FHA 1 Year ARM is the weekly CMT index.

\*\*\*3-year Prepay Penalty required when Adj. Base price &gt; 100.00% (does not include SRP) AND loan amount &gt; \$750,000

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**\*\*\*\*New LIBOR - Owner Occupied\*\*\*\***

1 YR LIBOR:

5.351%

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**15, 30 and 60 Day Pricing Is Best Effort Delivery**
Add SRP to Price - See SRP schedule
**Conforming LIBOR ARM Products**

Conforming 1/1 - LIBOR (01L1CF)				Conforming 3/1 - LIBOR (03L1CF)			
Rate Cap = 2/2/6				Rate Cap = 2/2/6			
Margin = 2.25%				Margin = 2.25%			
Start Rate	15 Day BE	30 Day BE	60 Day BE	Start Rate	15 Day BE	30 Day BE	60 Day BE
4.875	99.750	99.625	99.375	5.875	99.305	99.180	98.930
5.000	99.875	99.750	99.500	6.000	99.516	99.391	99.141
5.125	100.000	99.875	99.625	6.125	99.734	99.609	99.359
5.250	100.125	100.000	99.750	6.250	99.906	99.781	99.531
5.375	100.250	100.125	99.875	6.375	100.078	99.953	99.703
5.500	100.375	100.250	100.000	6.500	100.250	100.125	99.875
5.625	100.500	100.375	100.125	6.625	100.423	100.298	100.048
5.750	100.625	100.500	100.250	6.750	100.596	100.471	100.221
5.875	100.750	100.625	100.375	6.875	100.768	100.643	100.393
6.000	100.875	100.750	100.500	7.000	100.940	100.815	100.565

**Jumbo LIBOR ARM Products (\$417,001 - \$1,000,000)**

Conforming 5/1 - LIBOR (05L1CF)				Jumbo 1/1 - LIBOR (01L1NC)			
Rate Cap = 5/2/5				Rate Cap = 2/2/6			
Margin = 2.25%				Margin = 2.25%			
Start Rate	15 Day BE	30 Day BE	60 Day BE	Start Rate	15 Day BE	30 Day BE	60 Day BE
5.875	98.989	98.864	98.614	4.875	99.750	99.625	99.375
6.000	99.272	99.147	98.897	5.000	99.875	99.750	99.500
6.125	99.555	99.430	99.180	5.125	100.000	99.875	99.625
6.250	99.722	99.597	99.347	5.250	100.125	100.000	99.750
6.375	99.889	99.764	99.514	5.375	100.250	100.125	99.875
6.500	100.056	99.931	99.681	5.500	100.375	100.250	100.000
6.625	100.222	100.097	99.847	5.625	100.500	100.375	100.125
6.750	100.389	100.264	100.014	5.750	100.625	100.500	100.250
6.875	100.570	100.445	100.195	5.875	100.750	100.625	100.375
7.000	100.757	100.632	100.382	6.000	100.875	100.750	100.500

Jumbo 3/1 - LIBOR (03L1NC)				Jumbo 5/1 - LIBOR (05L1NC)			
Rate Cap = 2/2/5				Rate Cap = 5/2/5			
Margin = 2.25%				Margin = 2.25%			
Start Rate	15 Day BE	30 Day BE	60 Day BE	Start Rate	15 Day BE	30 Day BE	60 Day BE
5.875	99.690	99.565	99.315	6.125	99.382	99.257	99.007
6.000	99.879	99.754	99.504	6.250	99.580	99.455	99.205
6.125	100.075	99.950	99.700	6.375	99.800	99.675	99.425
6.250	100.271	100.146	99.896	6.500	100.021	99.896	99.646
6.375	100.467	100.342	100.092	6.625	100.241	100.116	99.866
6.500	100.564	100.439	100.189	6.750	100.381	100.256	100.006
6.625	100.662	100.537	100.287	6.875	100.521	100.396	100.146
6.750	100.760	100.635	100.385	7.000	100.661	100.536	100.286
6.875	100.858	100.733	100.483	7.125	100.810	100.685	100.435
7.000	100.955	100.830	100.580	7.250	100.962	100.837	100.587

Conforming 5-Year LIBOR Int. Only (05L1CI)				Jumbo 5-Year LIBOR Int. Only (05L1NI)			
Rate Cap = 5/2/5				Rate Cap = 5/2/5			
Margin = 2.25%				Margin = 2.25%			
Start Rate	15 Day BE	30 Day BE	60 Day BE	Start Rate	15 Day BE	30 Day BE	60 Day BE
5.875	99.382	99.257	99.007	6.000	99.184	99.059	98.809
6.000	99.580	99.455	99.205	6.125	99.382	99.257	99.007
6.125	99.800	99.675	99.425	6.250	99.580	99.455	99.205
6.250	100.021	99.896	99.646	6.375	99.800	99.675	99.425
6.375	100.241	100.116	99.866	6.500	100.021	99.896	99.646
6.500	100.381	100.256	100.006	6.625	100.241	100.116	99.866
6.625	100.521	100.396	100.146	6.750	100.381	100.256	100.006
6.750	100.661	100.536	100.286	6.875	100.521	100.396	100.146
6.875	100.810	100.685	100.435	7.000	100.661	100.536	100.286
7.000	100.962	100.837	100.587	7.125	100.810	100.685	100.435

Refer to page 9 for LIBOR product pricing adjustments

\*\*Refer to page 9 for Co-Op adjustments

\*\*Note: For 45 day lock periods as well as extended lock periods, please refer to the adjustments page.

**Pre-Pay Penalty** 3 Year Prepay applies to 1/1 LIBOR Conforming & Jumbo when final price exceeds 100.000 (does not include SRP). Regardless of loan amount

**Requirements** 3 Year Prepay Penalty applies to 3/1 & 5/1 LIBOR when price > 100.00% (does not include SRP) AND loan amount > \$750,000

**ATTENTION :** Pricing that requires a prepay penalty is not available in states where prepay penalties are not enforceable.


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**\*\*\*\*New LIBOR - Owner Occupied\*\*\*\***

1 YR LIBOR:

5.351%

**15, 30 and 60 Day Pricing Is Best Effort Delivery**
**Add SRP to Price - See SRP schedule**
**Conforming LIBOR ARM Products**

<b>Conforming 7/1 - LIBOR ( 07L1CF )</b>				<b>Conforming 10/1 - LIBOR ( 10L1CF )</b>			
Rate Cap = 5/2/5		Margin = 2.25%		Rate Cap = 5/2/5		Margin = 2.25%	
Start Rate	15 Day BE	30 Day BE	60 Day BE	Start Rate	15 Day BE	30 Day BE	60 Day BE
5.750	98.142	98.017	97.767	5.625	97.606	97.481	97.231
5.875	98.530	98.405	98.155	5.750	98.109	97.984	97.734
6.000	98.918	98.793	98.543	5.875	98.609	98.484	98.234
6.125	99.227	99.102	98.852	6.000	99.105	98.980	98.730
6.250	99.537	99.412	99.162	6.125	99.590	99.465	99.215
6.375	99.846	99.721	99.471	6.250	100.154	100.029	99.779
6.500	100.155	100.030	99.780	6.375	100.409	100.284	100.034
6.625	100.391	100.266	100.016	6.500	100.849	100.724	100.474
6.750	100.614	100.489	100.239	6.625	101.000	101.000	100.750
6.875	100.793	100.668	100.418	6.750	101.000	101.000	100.750

<b>Conforming 7-Year LIBOR Int. Only ( 07L1CI )</b>				<b>Conforming 10-Year LIBOR Int. Only ( 10L1CI )</b>			
Rate Cap = 5/2/5		Margin = 2.25%		Rate Cap = 5/2/5		Margin = 2.25%	
Start Rate	15 Day BE	30 Day BE	60 Day BE	Start Rate	15 Day BE	30 Day BE	60 Day BE
5.750	98.142	98.017	97.767	5.625	97.606	97.481	97.231
5.875	98.530	98.405	98.155	5.750	98.109	97.984	97.734
6.000	98.918	98.793	98.543	5.875	98.609	98.484	98.234
6.125	99.227	99.102	98.852	6.000	99.105	98.980	98.730
6.250	99.537	99.412	99.162	6.125	99.590	99.465	99.215
6.375	99.846	99.721	99.471	6.250	100.154	100.029	99.779
6.500	100.155	100.030	99.780	6.375	100.409	100.284	100.034
6.625	100.391	100.266	100.016	6.500	100.849	100.724	100.474
6.750	100.614	100.489	100.239	6.625	101.000	101.000	100.750
6.875	100.793	100.668	100.418	6.750	101.000	101.000	100.750

**Jumbo LIBOR ARM Products (\$417,001 - \$1,000,000)**

<b>Jumbo 7/1 - LIBOR ( 07L1NC )</b>				<b>Jumbo 10/1 - LIBOR ( 10L1NC )</b>			
Rate Cap = 5/2/5		Margin = 2.25%		Rate Cap = 5/2/5		Margin = 2.25%	
Start Rate	15 Day BE	30 Day BE	60 Day BE	Start Rate	15 Day BE	30 Day BE	60 Day BE
5.875	98.233	98.108	97.858	6.000	98.644	98.519	98.269
6.000	98.592	98.467	98.217	6.125	99.106	98.981	98.731
6.125	98.950	98.825	98.575	6.250	99.562	99.437	99.187
6.250	99.292	99.167	98.917	6.375	99.734	99.609	99.359
6.375	99.617	99.492	99.242	6.500	99.905	99.780	99.530
6.500	99.882	99.757	99.507	6.625	100.076	99.951	99.701
6.625	100.150	100.025	99.775	6.750	100.228	100.103	99.853
6.750	100.421	100.296	100.046	6.875	100.503	100.378	100.128
6.875	100.693	100.568	100.318	7.000	100.777	100.652	100.402
7.000	100.868	100.743	100.493	7.125	101.000	100.930	100.680

<b>Jumbo 7-Year LIBOR Int. Only ( 07L1NI )</b>				<b>Jumbo 10-Year LIBOR Int. Only ( 10L1NI )</b>			
Rate Cap = 5/2/5		Margin = 2.25%		Rate Cap = 5/2/5		Margin = 2.25%	
Start Rate	15 Day BE	30 Day BE	60 Day BE	Start Rate	15 Day BE	30 Day BE	60 Day BE
6.000	98.592	98.467	98.217	6.000	98.644	98.519	98.269
6.125	98.950	98.825	98.575	6.125	99.106	98.981	98.731
6.250	99.292	99.167	98.917	6.250	99.562	99.437	99.187
6.375	99.617	99.492	99.242	6.375	99.734	99.609	99.359
6.500	99.882	99.757	99.507	6.500	99.905	99.780	99.530
6.625	100.150	100.025	99.775	6.625	100.076	99.951	99.701
6.750	100.421	100.296	100.046	6.750	100.228	100.103	99.853
6.875	100.693	100.568	100.318	6.875	100.503	100.378	100.128
7.000	100.868	100.743	100.493	7.000	100.777	100.652	100.402
7.125	101.000	101.000	100.750	7.125	101.000	100.930	100.680

Refer to page 9 for LIBOR product pricing adjustments

\*\*Refer to page 9 for Co-Op adjustments

\*\*Note: For 45 day lock periods as well as extended lock periods, please refer to the adjustments page.

**Pre-Pay Penalty** 3-year Prepay Penalty required when price > 100.00% (does not include SRP)

**Requirement:** AND loan amount > \$750,000

ATTENTION : Pricing that requires a prepay penalty is not available in states where prepay penalties are not enforceable.





Toll Free: 1-800-778-3445, Option 1  
Fax: 843-673-3102

All locks must be in by 7:00 PM CT  
Change # 72

### Expanded Approval- Owner Occupied

15, 30, 45 and 60 Day Pricing Is Best Effort Delivery

Add SRP to Price - See SRP schedule

30 Year Fixed - Expanded Approval Level I (FN30E1)					
Rate	15 Day BE	30 Day BE	45 Day BE	60 Day BE	
6.500	97.759	97.634	97.509	97.384	
6.625	98.307	98.182	98.057	97.932	
6.750	98.818	98.693	98.568	98.443	
6.875	99.287	99.162	99.037	98.912	
7.000	99.809	99.684	99.559	99.434	
7.125	100.259	100.134	100.009	99.884	
7.250	100.708	100.583	100.458	100.333	
7.375	101.041	100.916	100.791	100.666	
7.500	101.662	101.537	101.412	101.287	
7.625	101.944	101.819	101.694	101.569	
7.750	102.000	102.000	101.875	101.750	
7.875	102.000	102.000	101.875	101.750	

30 Year Fixed - Expanded Approval Level II (FN30E2)					
Rate	15 Day BE	30 Day BE	45 Day BE	60 Day BE	
6.750	97.759	97.634	97.509	97.384	
6.875	98.307	98.182	98.057	97.932	
7.000	98.818	98.693	98.568	98.443	
7.125	99.287	99.162	99.037	98.912	
7.250	99.809	99.684	99.559	99.434	
7.375	100.259	100.134	100.009	99.884	
7.500	100.708	100.583	100.458	100.333	
7.625	101.041	100.916	100.791	100.666	
7.750	101.662	101.537	101.412	101.287	
7.875	101.944	101.819	101.694	101.569	
8.000	102.000	102.000	101.875	101.750	
8.125	102.000	102.000	101.875	101.750	

30 Year Fixed - Expanded Approval Level III (FN30E3)					
Rate	15 Day BE	30 Day BE	45 Day BE	60 Day BE	
7.500	98.068	97.943	97.818	97.693	
7.625	98.537	98.412	98.287	98.162	
7.750	99.059	98.934	98.809	98.684	
7.875	99.509	99.384	99.259	99.134	
8.000	99.958	99.833	99.708	99.583	
8.125	100.291	100.166	100.041	99.916	
8.250	100.912	100.787	100.662	100.537	
8.375	101.194	101.069	100.944	100.819	
8.500	101.398	101.273	101.148	101.023	
8.625	101.536	101.411	101.286	101.161	
8.750	101.540	101.415	101.290	101.165	
8.875	101.693	101.568	101.443	101.318	

Adjustments / Add-Ons	Reduce From Price
Cashout: LTV 70.01 - 80.00%	0.500
LTV 80.01 - 85.00%	0.750
LTV 85.01 - 90.00%	0.750
Condo- E.A. Levels II & III only	0.500
Secondary Financing w/ CLTV > 90%	0.250
Purchase 2 Units & R/T Refi: LTV 90.01 - 95.00%	0.500
Non-owner Occupied: LTV <= 75.00%	1.250
Non-owner Occupied: LTV 75.01 - 80.00%	1.750
Manufactured Homes	0.500
Timely Payment Rewards (TPR)- E.A. Levels II & III only	1.000





Register a loan on-line at [www.wamubuys.com](http://www.wamubuys.com)  
Toll Free: 1-800-778-3445, Option 1  
Fax: 843-673-3102

All locks must be in by 7:00 PM CT  
Change # 72

### \*\*\*\*FNMA Community Programs - Owner Occupied\*\*\*\*

15, 30 and 60 Day Pricing Is Best Effort Delivery

Add SRP to Price - See SRP schedule

#### Fannie Community Homebuyers Programs

**30 Year CHBP ( AF30CH )				**15 Year CHBP ( AF15CH )			
Rate	15 Day BE	30 Day BE	60 Day BE	Rate	15 Day BE	30 Day BE	60 Day BE
5.250%	93.947	93.822	93.572	4.750%	94.363	94.238	93.988
5.375%	94.724	94.599	94.349	4.875%	94.957	94.832	94.582
5.500%	95.407	95.282	95.032	5.000%	95.456	95.331	95.081
5.625%	96.069	95.944	95.694	5.125%	95.953	95.828	95.578
5.750%	96.661	96.536	96.286	5.250%	96.305	96.180	95.930
5.875%	97.274	97.149	96.899	5.375%	96.877	96.752	96.502
6.000%	97.759	97.634	97.384	5.500%	97.371	97.246	96.996
6.125%	98.307	98.182	97.932	5.625%	98.080	97.955	97.705
6.250%	98.818	98.693	98.443	5.750%	98.495	98.370	98.120
6.375%	99.287	99.162	98.912	5.875%	99.158	99.033	98.783
6.500%	99.809	99.684	99.434	6.000%	99.631	99.506	99.256
6.625%	100.259	100.134	99.884	6.125%	100.085	99.960	99.710
6.750%	100.708	100.583	100.333	6.250%	100.636	100.511	100.261
6.875%	101.041	100.916	100.666	6.375%	100.969	100.844	100.594
7.000%	101.662	101.537	101.287	6.500%	101.199	101.074	100.824
7.125%	101.944	101.819	101.569	6.625%	101.440	101.315	101.065
7.250%	102.148	102.023	101.773	6.750%	101.451	101.326	101.076

#### Fannie 3/2 Products

30 year 3/2 ( AF3032 )				15 year 3/2 ( AF1532 )			
Rate	15 Day BE	30 Day BE	60 Day BE	Rate	15 Day BE	30 Day BE	60 Day BE
5.250%	93.947	93.822	93.572	4.750%	94.363	94.238	93.988
5.375%	94.724	94.599	94.349	4.875%	94.957	94.832	94.582
5.500%	95.407	95.282	95.032	5.000%	95.456	95.331	95.081
5.625%	96.069	95.944	95.694	5.125%	95.953	95.828	95.578
5.750%	96.661	96.536	96.286	5.250%	96.305	96.180	95.930
5.875%	97.274	97.149	96.899	5.375%	96.877	96.752	96.502
6.000%	97.759	97.634	97.384	5.500%	97.371	97.246	96.996
6.125%	98.307	98.182	97.932	5.625%	98.080	97.955	97.705
6.250%	98.818	98.693	98.443	5.750%	98.495	98.370	98.120
6.375%	99.287	99.162	98.912	5.875%	99.158	99.033	98.783
6.500%	99.809	99.684	99.434	6.000%	99.631	99.506	99.256
6.625%	100.259	100.134	99.884	6.125%	100.085	99.960	99.710
6.750%	100.708	100.583	100.333	6.250%	100.636	100.511	100.261
6.875%	101.041	100.916	100.666	6.375%	100.969	100.844	100.594
7.000%	101.662	101.537	101.287	6.500%	101.199	101.074	100.824
7.125%	101.944	101.819	101.569	6.625%	101.440	101.315	101.065
7.250%	102.148	102.023	101.773	6.750%	101.451	101.326	101.076

#### Fannie 97 Products

30-Year Fannie 97 ( AF3097 )				15 Year Fannie 97 ( AF1597 )			
Rate	15 Day BE	30 Day BE	60 Day BE	Rate	15 Day BE	30 Day BE	60 Day BE
5.250%	93.947	93.822	93.572	4.750%	94.363	94.238	93.988
5.375%	94.724	94.599	94.349	4.875%	94.957	94.832	94.582
5.500%	95.407	95.282	95.032	5.000%	95.456	95.331	95.081
5.625%	96.069	95.944	95.694	5.125%	95.953	95.828	95.578
5.750%	96.661	96.536	96.286	5.250%	96.305	96.180	95.930
5.875%	97.274	97.149	96.899	5.375%	96.877	96.752	96.502
6.000%	97.759	97.634	97.384	5.500%	97.371	97.246	96.996
6.125%	98.307	98.182	97.932	5.625%	98.080	97.955	97.705
6.250%	98.818	98.693	98.443	5.750%	98.495	98.370	98.120
6.375%	99.287	99.162	98.912	5.875%	99.158	99.033	98.783
6.500%	99.809	99.684	99.434	6.000%	99.631	99.506	99.256
6.625%	100.259	100.134	99.884	6.125%	100.085	99.960	99.710
6.750%	100.708	100.583	100.333	6.250%	100.636	100.511	100.261
6.875%	101.041	100.916	100.666	6.375%	100.969	100.844	100.594
7.000%	101.662	101.537	101.287	6.500%	101.199	101.074	100.824
7.125%	101.944	101.819	101.569	6.625%	101.440	101.315	101.065
7.250%	102.148	102.023	101.773	6.750%	101.451	101.326	101.076

#### Note:

For Product Parameters and guidelines please refer to the Correspondent Lending Announcement - CLA 07/02-037.  
Parameters can also be found at [www.WaMubuys.com](http://www.WaMubuys.com) in the online Seller's Guide.

\*\*Note: For 45 day lock periods as well as extended lock periods, please refer to the adjustments page.

\*\*\*For Flex 97 (FN3097) Pricing Please refer to Page 9



**ALT-A Hybrid & Fixed Rate**

15, 30, 45 and 60 Day Pricing Is Best Effort Delivery

Mandatory Commitments are available for approved Correspondents, call desk for live quote.

Refer to page 10 for ALL Fixed Rate and Hybrid Pricing Adjustments as well as "Additional Pricing Conditions"  
Add SRP to Price - See SRP schedule

ALT A 30 - Year Fixed (ALT30F)				
Rate	15 Day BE	30 Day BE	45 Day BE	60 Day BE
5.500	93.789	93.664	93.539	93.414
5.625	94.601	94.476	94.351	94.226
5.750	95.371	95.246	95.121	94.996
5.875	95.809	95.684	95.559	95.434
6.000	96.524	96.399	96.274	96.149
6.125	96.940	96.815	96.690	96.565
6.250	97.604	97.479	97.354	97.229
6.375	97.979	97.854	97.729	97.604
6.500	98.559	98.434	98.309	98.184
6.625	98.965	98.840	98.715	98.590
6.750	99.557	99.432	99.307	99.182
6.875	99.756	99.631	99.506	99.381
7.000	99.913	99.788	99.663	99.538
7.125	100.061	99.936	99.811	99.686
7.250	100.202	100.077	99.952	99.827
7.375	100.320	100.195	100.070	99.945
7.500	100.427	100.302	100.177	100.052
7.625	100.515	100.390	100.265	100.140
7.750	100.669	100.544	100.419	100.294
7.875	100.818	100.693	100.568	100.443
8.000	100.956	100.831	100.706	100.581
8.125	101.097	100.972	100.847	100.722

ALT A 10/20 Fixed Rate (ALTXIO)				
Rate	15 Day BE	30 Day BE	45 Day BE	60 Day BE
5.500	93.414	93.289	93.164	93.039
5.625	94.226	94.101	93.976	93.851
5.750	94.996	94.871	94.746	94.621
5.875	95.434	95.309	95.184	95.059
6.000	96.149	96.024	95.899	95.774
6.125	96.565	96.440	96.315	96.190
6.250	97.229	97.104	96.979	96.854
6.375	97.604	97.479	97.354	97.229
6.500	98.184	98.059	97.934	97.809
6.625	98.590	98.465	98.340	98.215
6.750	99.182	99.057	98.932	98.807
6.875	99.381	99.256	99.131	99.006
7.000	99.538	99.413	99.288	99.163
7.125	99.686	99.561	99.436	99.311
7.250	99.827	99.702	99.577	99.452
7.375	99.945	99.820	99.695	99.570
7.500	100.052	99.927	99.802	99.677
7.625	100.140	100.015	99.890	99.765
7.750	100.244	100.119	99.994	99.869
7.875	100.393	100.268	100.143	100.018
8.000	100.531	100.406	100.281	100.156
8.125	100.672	100.547	100.422	100.297

ALT A 15 - Year Fixed (ALT15F)				
Rate	15 Day BE	30 Day BE	45 Day BE	60 Day BE
6.000	98.729	98.604	98.479	98.354
6.125	98.994	98.869	98.744	98.619
6.250	99.228	99.103	98.978	98.853
6.375	99.406	99.281	99.156	99.031
6.500	99.540	99.415	99.290	99.165
6.625	99.598	99.473	99.348	99.223
6.750	99.629	99.504	99.379	99.254
6.875	100.043	99.918	99.793	99.668
7.000	100.447	100.322	100.197	100.072
7.125	100.827	100.702	100.577	100.452
7.250	101.185	101.060	100.935	100.810
7.375	101.317	101.192	101.067	100.942

ALT A 1/1 Hybrid LIBOR ARM (Amortizing) (ALT01L)				
Rate Cap = 2/2/6		Margin = 2.25%		
Rate	15 Day BE	30 Day BE	45 Day BE	60 Day BE
5.000	99.507	99.382	99.257	99.132
5.125	99.732	99.607	99.482	99.357
5.250	99.798	99.673	99.548	99.423
5.375	99.865	99.740	99.615	99.490
5.500	99.939	99.814	99.689	99.564
5.625	100.020	99.895	99.770	99.645
5.750	100.101	99.976	99.851	99.726
5.875	100.182	100.057	99.932	99.807
6.000	100.265	100.140	100.015	99.890
6.125	100.354	100.229	100.104	99.979
6.250	100.443	100.318	100.193	100.068
6.375	100.532	100.407	100.282	100.157

ALT A 3/1 Hybrid LIBOR ARM (Amortizing) (ALT03L)				
Conf. Rate Cap = 2/2/6, Jumbo Rate Cap = 2/2/5		Margin = 2.25%		
Rate	15 Day BE	30 Day BE	45 Day BE	60 Day BE
5.875	98.316	98.191	98.066	97.941
6.000	98.597	98.472	98.347	98.222
6.125	98.884	98.759	98.634	98.509
6.250	99.172	99.047	98.922	98.797
6.375	99.459	99.334	99.209	99.084
6.500	99.685	99.560	99.435	99.310
6.625	99.895	99.770	99.645	99.520
6.750	100.103	99.978	99.853	99.728
6.875	100.266	100.141	100.016	99.891
7.000	100.441	100.316	100.191	100.066
7.125	100.615	100.490	100.365	100.240
7.250	100.758	100.633	100.508	100.383

ALT A 3/6 Hybrid LIBOR ARM (Amortizing) (ALT36L)				
Rate Cap = 2/2/6		Margin = 2.25%		
Rate	15 Day BE	30 Day BE	45 Day BE	60 Day BE
5.875	98.566	98.441	98.316	98.191
6.000	98.847	98.722	98.597	98.472
6.125	99.134	99.009	98.884	98.759
6.250	99.422	99.297	99.172	99.047
6.375	99.709	99.584	99.459	99.334
6.500	99.935	99.810	99.685	99.560
6.625	100.145	100.020	99.895	99.770
6.750	100.353	100.228	100.103	99.978
6.875	100.516	100.391	100.266	100.141
7.000	100.691	100.566	100.441	100.316
7.125	100.865	100.740	100.615	100.490
7.250	101.008	100.883	100.758	100.633

ALT A 5/1 Hybrid LIBOR ARM (Amortizing) (ALT05L)				
Rate Cap = 5/2/5		Margin = 2.25%		
Rate	15 Day BE	30 Day BE	45 Day BE	60 Day BE
6.000	98.353	98.228	98.103	97.978
6.125	98.644	98.519	98.394	98.269
6.250	98.935	98.810	98.685	98.560
6.375	99.225	99.100	98.975	98.850
6.500	99.479	99.354	99.229	99.104
6.625	99.730	99.605	99.480	99.355
6.750	99.927	99.802	99.677	99.552
6.875	100.107	99.982	99.857	99.732
7.000	100.285	100.160	100.035	99.910
7.125	100.487	100.362	100.237	100.112
7.250	100.672	100.547	100.422	100.297
7.375	100.811	100.686	100.561	100.436

ALT A 5/6 Hybrid LIBOR ARM (Amortizing) (ALT56L)				
Rate Cap = 6/2/6		Margin = 2.25%		
Rate	15 Day BE	30 Day BE	45 Day BE	60 Day BE
6.000	98.603	98.478	98.353	98.228
6.125	98.894	98.769	98.644	98.519
6.250	99.185	99.060	98.935	98.810
6.375	99.475	99.350	99.225	99.100
6.500	99.729	99.604	99.479	99.354
6.625	99.980	99.855	99.730	99.605
6.750	100.177	100.052	99.927	99.802
6.875	100.357	100.232	100.107	99.982
7.000	100.535	100.410	100.285	100.160
7.125	100.737	100.612	100.487	100.362
7.250	100.922	100.797	100.672	100.547
7.375	101.061	100.936	100.811	100.686

ALT A 7/1 Hybrid LIBOR ARM (Amortizing) (ALT07L)				
Rate Cap = 5/2/5		Margin = 2.25%		
Rate	15 Day BE	30 Day BE	45 Day BE	60 Day BE
6.000	98.086	97.961	97.836	97.711
6.125	98.473	98.348	98.223	98.098
6.250	98.842	98.717	98.592	98.467
6.375	99.210	99.085	98.960	98.835
6.500	99.595	99.470	99.345	99.220
6.625	99.985	99.860	99.735	99.610
6.750	100.301	100.176	100.051	99.926
6.875	100.507	100.382	100.257	100.132
7.000	100.708	100.583	100.458	100.333
7.125	100.882	100.757	100.632	100.507
7.250	100.979	100.854	100.729	100.604
7.375	101.074	100.949	100.824	100.699

ALT A 7/6 Hybrid LIBOR ARM (Amortizing) (ALT76L)				
Rate Cap = 6/2/6		Margin = 2.25%		
Rate	15 Day BE	30 Day BE	45 Day BE	60 Day BE
6.000	98.336	98.211	98.086	97.961
6.125	98.723	98.598	98.473	98.348
6.250	99.092	98.967	98.842	98.717
6.375	99.460	99.335	99.210	99.085
6.500	99.845	99.720	99.595	99.470
6.625	100.235	100.110	99.985	99.860
6.750	100.551	100.426	100.301	100.176
6.875	100.757	100.632	100.507	100.382
7.000	100.958	100.833	100.708	100.583
7.125	101.132	101.007	100.882	100.757
7.250	101.229	101.104	100.979	100.854
7.375	101.324	101.199	101.074	100.949

ALT A 10/1 Hybrid LIBOR ARM (Amortizing) (ALT10L)				
Rate Cap = 5/2/5		Margin = 2.25%		
Rate	15 Day BE	30 Day BE	45 Day BE	60 Day BE
6.000	98.736	98.611	98.486	98.361
6.125	99.220	99.095	98.970	98.845
6.250	99.698	99.573	99.448	99.323
6.375	99.961	99.836	99.711	99.586
6.500	100.224	100.099	99.974	99.849
6.625	100.486	100.361	100.236	100.111
6.750	100.732	100.607	100.482	100.357
6.875	100.719	100.594	100.469	100.344
7.000	100.702	100.577	100.452	100.327
7.125	100.689	100.564	100.439	100.314
7.250	100.678	100.553	100.428	100.303
7.375	100.768	100.643	100.518	100.393

ALT A 10/6 Hybrid LIBOR ARM (Amortizing) (ALT16L)				
Rate Cap = 6/2/6		Margin = 2.25%		
Rate	15 Day BE	30 Day BE	45 Day BE	60 Day BE
6.000	98.986	98.861	98.736	98.611
6.125	99.470	99.345	99.220	99.095
6.250	99.948	99.823	99.698	99.573
6.375	100.211	100.086	99.961	99.836
6.500	100.474	100.349	100.224	100.099
6.625	100.736	100.611	100.486	100.361
6.750	100.982	100.857	100.732	100.607
6.875	100.969	100.844	100.719	100.594
7.000	100.952	100.827	100.702	100.577
7.125	100.939	100.81		

**ALT-A Pricing Adjustments**

(Pricing Adjustments need to be applied to ALT-A Hybrid and Fixed Rate Pricing located on Page 7) (Pricing Adjustments on Page 10 No Longer Apply to the ALT A Products)								
Pricing Adjustments								
LTV Adjustments	<=60.00	60.01 - 65.00	65.01 - 70.00	70.01 - 75.00	75.01 - 80.00	80.01 - 85.00	85.01 - 90.00	90.01 - 97.00
<b>FICO</b>								
FICO >= 740	0.125	0.125	0.250	0.375	0.375	0.375	0.375	0.375
>=720 - <740	0.125	0.125	0.250	0.375	0.375	0.375	0.375	0.375
>=680 - <720	0.125	0.125	0.125	0.125	0.125	0.000	0.000	0.000
>=600 - <680	0.000	0.000	-0.250	-0.250	-0.375	-0.500	-1.000	-1.750
<b>Interest Only Pricing Adjustments</b>								
Interest Only Feature (3/6, 5/1, 5/6 Hybrids Only)	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
Interest Only Feature (7/1, 7/6, 10/1, 10/6 Hybrids Only)	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
<b>Loan Amount</b>								
up to \$417,000 (15/30 Yr Fixed Rate Only)	0.750	0.750	0.625	0.500	0.500	0.375	0.375	0.250
up to \$417,000 (3 Yr Hybrids Only)	0.625	0.625	0.500	0.375	0.375	0.250	0.250	0.125
up to \$417,000 (5 Yr Hybrids Only)	1.000	1.000	0.875	0.750	0.750	0.500	0.500	0.375
up to \$417,000 (1/1, 7/1, 7/6, 10/1, 10/6 Hybrids Only)	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
\$417,001 to \$650,000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
\$650,001 to \$1,000,000	0.000	0.000	-0.375	-0.375	-0.375	N/A	N/A	N/A
= \$1,000,001 to \$2M	-0.750	-1.250	-1.500	-1.875	N/A	N/A	N/A	N/A
<b>Doc. Type: FICO &lt;680</b>								
Full/Alt	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
NIV - no income verification	0.000	0.000	0.000	-0.250	-0.375	-0.500	-0.625	N/A
NINR - no income / no ratio	0.000	0.000	-0.125	-0.500	-0.750	-1.000	-1.125	N/A
NINA - no income / no asset	-0.250	-0.250	-0.500	-1.500	-2.000	N/A	N/A	N/A
<b>Doc. Type: FICO &gt;=680</b>								
Full/Alt	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
NIV - no income verification	0.000	0.000	0.000	-0.250	-0.375	-0.500	-0.625	-0.875
NINR - no income / no ratio	0.000	0.000	-0.125	-0.500	-0.750	-1.000	-1.125	-1.375
NINA - no income / no asset	-0.250	-0.250	-0.500	-1.500	-2.000	-2.125	-2.250	-2.500
<b>Occupancy Type</b>								
Primary	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
2nd Home	0.000	0.000	-0.375	-0.625	-0.875	-1.000	-1.125	-1.375
Non-Owner Occupied (Fixed Rate Loans)	-0.250	-0.250	-0.500	-0.875	-1.375	-1.500	-1.875	N/A
Non-Owner Occupied (Adjustable Rate Loans)	-0.375	-0.375	-0.625	-1.000	-1.500	-1.625	-1.875	N/A
<b>Property Type</b>								
SFR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
2 Units	0.000	0.000	-0.250	-0.250	-0.250	-0.500	-0.500	-0.500
3-4 Units	0.000	0.000	-0.500	-0.750	-0.750	-1.000	N/A	N/A
Condo - low rise (4 floors or less)***	0.000	0.000	-0.250	-0.500	-0.500	-0.625	-0.625	-0.750
Condo - high rise (greater than 4 flrs)	0.000	0.000	-0.250	-0.500	-0.625	-0.750	-0.875	-1.000
Co-Op	-0.625	-0.625	-0.625	N/A	N/A	N/A	N/A	N/A
<b>Other</b>								
Purchase or R&T Refi	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Cash-Out	0.000	0.000	-0.250	-0.375	-0.500	-0.750	-1.250	-1.500
1 year PrePay Penalty **	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125
*3 year PrePay Penalty **	1.125	1.125	1.000	1.000	1.000	1.000	0.750	0.500
subordinate financing up to 90%	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
subordinate financing up to 95%	0.000	0.000	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125
subordinate financing up to 100%	-0.250	-0.250	-0.250	-0.250	-0.250	-0.500	-0.500	-0.500
#Foreign National	-0.750	-0.750	-0.750	-0.750	-0.750	N/A	N/A	N/A

- This rate guide should not be used to determine product eligibility. Certain combinations of price adjustment factors are ineligible for purchase. Please refer to the Washington Mutual Correspondent Seller Guide for specific product parameters and guidelines-



**Additional Pricing Conditions**

**Maximum Price Caps**

<b>Fixed Alt-A</b>	103.500 (Including Pricing Adjustments and SRP)
<b>Hybrid Alt-A</b>	102.250 (Without Prepay Penalty, including Pricing Adjustments and SRP) 103.000 (With Prepay Penalty, including Pricing Adjustments and SRP)

**Prepay Penalty**

- \* 3 Year Prepay Penalty required when Adj. Base price > 100,000 (does not include SRP) AND loan amount > \$1,000,000.
- \*\* Pricing Adjustment will not be given for Prepay Penalty if the base price after all adjustments, other than prepay penalty adjustment and SRP, is less than 100,000. Prepay Penalty restricted to less than 3-year term will only receive 1-yr Prepay Penalty price adjustment.

**Foreign Nationals**

# If FICO score is available it cannot be used for Pricing Adjustment purposes.

**Property Type**

\*\*\* Includes Single Family Detached "Site" Condos

**Pricing Adjustments and Pre-Pay Requirements**

**\*\*NOTE: All Pricing Adjustments are cumulative**

**Conforming Fixed / Libor Enhanced LTVs & Pricing Adjustments**

*Available on 1 & 2 Unit Properties*

Purchase & R/T Refi		Maximum Loan-to-Value	Cash Out Refi		Purchase & R/T Refi		Maximum Loan-to-Value	Cash Out Refi	
Fixed	Libor		Fixed	Libor	Fixed	Libor		Fixed	Libor
<b>Primary Residence</b>									
No Adj.	No Adj.	70.01-75%	≤ -0.500%	≤ -0.500%	No Adj.	No Adj.	70.01-75%	-0.500%	-0.500%
No Adj.	No Adj.	75.01-80%	-0.500%	-0.500%	No Adj.	No Adj.	75.01-80%	-0.500%	-0.500%
No Adj.	No Adj.	80.01-85%	-0.750%	-0.750%	No Adj.	No Adj.	80.01-85%	-0.750%	-0.750%
No Adj.	No Adj.	85.01-90%	-0.750%	-0.750%	No Adj.	No Adj.	85.01-90%	-0.750%	-0.750%
-0.50%~	-0.25%**	90.01-95%	N/A	N/A	No Adj.	-0.25%	90.01-95%	N/A	N/A
No Adj.	-0.75%##	90.01-95%	N/A	N/A	<i>Second homes restricted to 1-unit properties</i>				
*Adj	N/A	95.01-97%	N/A	N/A					
§§ This adjustment is also for 3-4 units * See Flex97 (FN3097) adjustment Below ~ Required on 2-unit properties only ** 1-Unit property adjustment ##2-Unit property adjustment									
<b>Non-Owner</b>									
-1.250%	-1.500%	≤70%	-1.250%	-1.500%					
-1.250%	-1.500%	70.01-75%	-1.750%	-2.000%					
-1.250%	-1.500%	75.01-80%	-2.250%	-2.500%					
-2.250%	-2.500%	80.01-85%	-3.000%	-3.250%					
-2.250%	-2.500%	85.01-90%	N/A	N/A					
N/A = Not Available Enhanced LTVs may have FICO restrictions Please refer to the Correspondent Lending Sellers Guide for additional requirements									

**Conforming Fixed / LIBOR Pricing Adjustments**

Loan Features	Conforming Fixed	1/1, 3/1, 5/1, Conforming Libor	5/1 - Conforming Libor Interest Only	7/1 & 10/1 - Conforming Libor	7/1 & 10/1 - Conforming Libor Interest Only
Advantage 90	Add .55 to rate	Not Available	Not Available	Not available	Not available
Flex 97 (FN3097 & FN1597) - 35% MI	Reduce Price .50	Not Available	Not Available	Not Available	Not Available
Flex 97 (FN3097 & FN1597) - 18% MI	Reduce Price 1.75	Not Available	Not Available	Not Available	Not Available
Flex 100 (FN30100 & FN15100) - 35% MI	Reduce Price 1.00	Not Available	Not Available	Not Available	Not Available
Flex 100 (FN30100 & FN15100) - 25% MI	Reduce Price 1.50	Not Available	Not Available	Not Available	Not Available
Flex 80/20	Reduce Price 1.50	Not Available	Not Available	Not Available	Not Available
LTVs > 90%	See Above Enhancements	See Above Enhancements	Not Available	See Above Enhancements	Not available
Second Home	No Adjustment	See Above Enhancements	No Adjustment	No Adjustment	No Adjustment
Condos	No Adjustment	No Adjustment	No Adjustment	No Adjustment	No Adjustment
2 unit property	See Above Enhancements	See Above Enhancements	No Adjustment	See Above Enhancements	Not available
3-4 unit property	No Adjustment	No Adjustment	Not Available	No Adjustment	Not available
Low Doc (stated income)	Reduce price by .50	No Adjustment	Not Available	No Adjustment	No Adjustment
Cashout Refi	See Above Enhancements	See Above Enhancements	See Cashout Refi >70% Below	See Above Enhancements	See Cashout Refi >70% Below
Cashout Refi >70%	See Above Enhancements	See Above Enhancements	Add 20 bps to rate/margin/lifecap	See Above Enhancements	Add 20 bps to rate/margin/lifecap
Co Ops	Not Available	Not Available	Add 5 bps to rate/margin/lifecap	Not available	Add 5 bps to rate/margin/lifecap
Non-Owner Occupied	See Above Enhancements	See Above Enhancements	Not available	See Above Enhancements	Not available
Sec. Financing(LTV>65% & CLTV>90%)	Reduce price by .25	Reduce price by .25	Not available	Reduce price by .25	Not available
Manufactured Homes	Reduce Price by .50	Not Available	Not available	Reduce Price .50	Not available
LMIB/LMIT Pricing Special	Increase price by .75	Increase price by .75	Increase price by .75	Increase price by .75	Increase price by .75
20 YEAR TERM (FN20F)	Refer to Wamubuy.com	Not available	Not available	Not Available	Not Available
10 YEAR TERMS	Conv. 15 yr Base&Conv. 10 yr SRP	Not available	Not available	Not Available	Not Available
(NOTE: 10 year terms are for Conventional Fixed Products only; Not allowed on Government Loans) **For approved Borrowers Only, note: there is also a SRP adj. for non-escrow See SRP Grid)					

**Jumbo Fixed / LIBOR Pricing Adjustments**

Loan Features	Jumbo Fixed	1/1, 3/1, 5/1 Jumbo Libor	5/1 - Jumbo Libor Interest Only	7/1 & 10/1 - Jumbo Libor	7/1 & 10/1 - Jumbo Libor Interest Only
Advantage 90	Not Available	Not Available	Not Available	Not available	Not Available
Flex 97 (FN3097) - 30yr Term Only	Not Available	Not Available	Not Available	Not Available	Not Available
LTVs > 90%	Not Available	Add .375 to rate & life cap	Not Available	Add .375 to rate & life cap	Not Available
Second Home	Reduce price by .25	Reduce price by .50	No Adjustment	Reduce price by 0.50	Reduce Price by .50
Condos	Reduce price by .25	Reduce price by .25	No Adjustment	Reduce price 0.25	Reduce Price by .25
2 unit property	Reduce price by .25	Reduce price by .50	No Adjustment	Reduce price by .50	Not Available
3-4 unit property	Reduce price by 1.00	Reduce price by 1.00	Not Available	Reduce price by 1.00	Not Available
Low Doc (stated income)	Reduce price by .50	No Adjustment	No Adjustment	No Adjustment	No Adjustment
Cashout Refi	Reduce Price by .25	Reduce Price by .25	See Cashout Refi >70% Below	Reduce Price by .25	See Cashout Refi >70% Below
Cashout Refi >70%	Reduce Price by .25	Reduce Price by .25	Add 20 bps to rate/margin/lifecap	Reduce Price by .25	Add 20 bps to rate/margin/lifecap
Co Ops	Not Available	Not Available	Add 5 bps to rate/margin/lifecap	Not available	Add 5 bps to rate/margin/lifecap
Loans \$650,001-\$1,000,000	No Adjustment	No Adjustment	No Adjustment	No Adjustment	No Adjustment
Loans \$1,000,001-\$1,500,000	No Adjustment	No Adjustment	No Adjustment	No Adjustment	No Adjustment
Non-Owner Occupied	Reduce price by 1.50	Reduce price by 1.50	Not Available	Reduce price by 1.50	Not Available
Sec. Financing(LTV>65% & CLTV>90%)	Not Available	Not Available	Not Available	Not available	Not Available
Manufactured Homes	Not Available	Not Available	Not Available	Not available	Not Available
**For approved Borrowers Only, note: there is also a SRP adj. for non-escrow See SRP Grid)					
10 YEAR TERMS	JB 15 yr Base& JB10 yr SRP	Not Available	Not available	Not available	Not available
(NOTE: 10 year terms are for Conventional Fixed Products only; Not allowed on Government Loans)					

<b>"NEW"</b>	<b>LMIB/LMIT Pricing Special:</b>	<b>"NEW"</b>
Improve Price by .75 for all Govt., Conv. Conf. Purchases & Refinances *Loans must adhere to NEW Eligibility Requirements to Qualify for Pricing Special		

Optimum Pricing Adjustments				
Optimum Pricing applies to all 5/1 I/O's, 7/1 I/O's & 10/1 I/O's Adjustments are made to Rate, Margin and Lifecap				
	LTV			
FICO	≤60	60.01-70	70.01-80	≥80.01
*680-719	0	0	0	0
>720	- 15 bps	- 15 bps	- 10 bps	0
All Above adjustments must be applied to Rate/Margin/Lifecap. No Pricing Conversions for Start Rate or Life Cap Allowed				

**Pre-Pay Penalty Requirements**

	1 Year Pre-pay	3 Year Pre-pay
<b>Option ARM (1 &amp; 3 Month MTA ONLY)</b>	If Adj. Base Price > 101.500	If Adj. Base Price >101.75
<b>Option ARM (1 &amp; 3 Month COFI ONLY)</b>	If Adj. Base Price > 100.875	If Adj. Base Price >101.375
<b>Fixed Jumbo</b>	N/A	If Adj. Base Price >100 (W/O SRP) and Loan amount > \$750,000

	3 Year Pre-Pay
1/1 Libor	If Adj. Base Price >100
3/1, 5/1, 7/1, 10/1 & 5/1, 7/1, 10/1 Int. Only Libor	If Adj. Base Price >100 (W/O SRP) and Loan amount > \$750,000

**LOCK ADJUSTMENTS TO PRICE**

\* Available on all programs, except Alt-A and Option ARMs. 1.00% Commitment fee up-front (Lender sends check due w/in 3 business days, returned if purchased).  
 \*\* Only Available for Option Arms. 1.25% Commitment fee up-front (Lender sends check due w/in 3 business days, non-applicable & non-refundable).

<b>45 Day Best Effort</b>	<b>Lock at current 60 day price plus 0.125</b>	(note: 15, 30 and 45 day price improvements are not available on Option ARMS)
* 90 Day Best Effort	Lock at current 60 day price less 0.25	
* 120 Day Best Effort	Lock at current 60 day price less 0.50	
** 180 Day Best Effort	Lock at current 60 day price	

Lock Expiration Dates		
15 Day expiration	4/26/2006	90 Day expiration
30 Day expiration	5/11/2006	120 Day expiration
45 Day expiration	5/26/2006	180 Day expiration
60 Day expiration	6/10/2006	



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