

# MORGAN STRAUSE

For questions or to become approved  
please visit  
[www.MorganStrauseDirect.com](http://www.MorganStrauseDirect.com)  
Lending in California Only

DATE: 9/16/2010 8:55 AM

## DLA RATESHEET

E-MAIL: [LockDesk@MorganStrause.com](mailto:LockDesk@MorganStrause.com)  
[PreQual@MorganStrause.com](mailto:PreQual@MorganStrause.com)

\*PRICES ARE SUBJECT TO CHANGE WITHOUT NOTICE. FOR ACCURATE REAL TIME PRICING USE OUR PRICING ENGINE.  
\*LOCK-INS ARE ACCEPTED BETWEEN 8:30am (PT) AND 4:00pm (PT) ONLY USING MOST CURRENT RATE/PRICE SHEET  
\*EXTENSIONS, RE-LOCKS, AND LOCK-INS OF FLOATING LOANS MUST BE RECEIVED BY 4:00 PM (PST) DAILY.  
RISK BASED ADJUSTMENTS NOT INCLUDED IN PRICES

### FHA (up to \$417,000)

Price cap of 103.00 after risk-based fees

30 YR FIXED FHA		15 YR FIXED FHA		5 Year ARM FHA		3 Year Arm FHA		1 Year Arm FHA	
RATE	21 DAY	RATE	21 DAY	RATE	21 DAY	RATE	21 DAY	RATE	21 DAY
4.750	-3.000	4.375	-3.000	4.000	-3.000	4.000	-3.000	4.375	1.375
4.500	-2.000	4.250	-2.750	3.875	-2.750	3.875	-2.875	4.000	1.500
4.375	-1.250	4.125	-0.750	3.750	-2.500			3.875	1.625
4.250	-1.000	4.000	-0.500	3.625	-2.125			3.625	1.750
4.125	1.750	3.875	-0.250	3.500	-1.875			3.500	1.875
4.000	2.125	3.750	0.250	3.375	-1.625			3.375	2.000
3.875	2.750	0.000	0.000					3.250	2.250
0.000	0.000								
0.000	0.000								



### CONFORMING (up to \$417,000)

Price cap of 103.00 after risk-based fees

30 YR FIXED		20 YR FIXED		10 YR FIXED		15 YR FIXED		7 Year ARM		5 Year ARM		3 Year ARM	
RATE	21 DAY	RATE	21 DAY	RATE	21 DAY	RATE	21 DAY	RATE	21 DAY	RATE	21 DAY	RATE	21 DAY
5.250	-3.000	5.125	-3.000	4.250	-2.250	4.500	-3.000	4.250	-2.875	4.375	-2.875	4.375	-2.625
5.125	-2.750	5.000	-2.875	4.125	-1.875	4.375	-2.750	4.125	-2.625	4.250	-2.750	4.250	-2.500
5.000	-2.500	4.875	-2.750	4.000	-1.625	4.250	-2.250	4.000	-2.375	4.000	-2.625	4.125	-2.375
4.875	-2.000	4.750	-2.375	3.875	-1.375	4.125	-2.000	3.875	-2.125	3.875	-2.500	4.000	-2.250
4.750	-1.625	4.625	-2.125	3.750	-0.875	4.000	-1.625	3.750	-1.875	3.750	-2.250	3.875	-2.000
4.625	-1.250	4.500	-2.000	3.625	0.750	3.875	-1.250	3.625	-1.500	3.625	-2.125	3.750	-1.875
4.500	-1.125	4.375	-1.750	3.500	1.125	3.750	-0.750	3.500	-1.250	3.500	-1.875	3.625	-1.625
4.375	-0.875	4.250	-0.875	3.375	1.625	3.625	0.875	3.375	-0.750	3.375	-1.500	3.500	-1.375
4.250	0.125	4.125	0.500	0.000	0.000	3.500	1.500	3.250	1.000	3.250	-1.125	3.375	-1.250
4.125	0.875	4.000	1.375	0.000	0.000	3.375	2.125	3.125	1.500	3.125	0.625	3.250	-1.000
4.000	1.625	3.950	1.875	3.950	1.875			3.000	2.000			3.125	0.750
												3.000	1.000

THIS INFORMATION IS INTENDED FOR USE BY MORTGAGE PROFESSIONALS ONLY - RATE, TERMS AND PROGRAMS ARE SUBJECT TO CHANGE WITHOUT NOTICE

### SUPER CONFORMING (up to \$729,750)

### JUMBO (up to \$2 million)

Price cap of 103.00 after risk-based fees

30 YR FIXED SC CONV		30 YR FIXED SC FHA		3 YR ARM SC FHA		5 YR ARM SC FHA		5 YR ARM SC CONV		30 YR FIXED CONV		5 YR ARM CONV	
RATE	21 DAY	RATE	21 DAY	RATE	21 DAY	RATE	21 DAY	RATE	21 DAY	RATE	21 DAY	RATE	21 DAY
5.625	-2.375	5.500	-3.000	4.375	-2.375	4.500	-2.875	4.375	-1.875	6.125	-1.000	6.000	-2.125
5.500	-2.125	5.375	-2.750	4.250	-2.125	4.375	-2.625	4.250	-1.750	6.000	-0.875	5.875	-2.000
5.375	-2.000	5.000	-2.625			4.250	-2.375	4.000	-1.625	5.875	-0.750	5.750	-1.875
5.250	-1.875	4.875	-2.000			4.125	-2.125	3.875	-1.500	5.750	-0.500	5.625	-1.750
5.125	-1.625	4.750	-1.625			4.000	-1.875	3.750	-1.250	5.625	-0.375	5.500	-1.500
5.000	-1.250	4.500	-0.750			3.875	-1.625	3.625	-1.125	5.500	-0.125	5.375	-1.375
4.875	-0.875	4.375	-0.125					3.500	-0.875	5.375	0.125	5.250	-1.250
4.750	-0.625	4.250	0.375					3.375	-0.500	5.250	0.375	5.125	-1.000
4.625	-0.375	4.000	2.625							5.125	0.750	5.000	-0.750
4.500	-0.250	0.000	0.000							5.000	1.125	4.875	-0.500
4.375	0.125									4.875	1.625	4.750	-0.250
										4.750	2.125	4.625	0.000
										4.625	2.750	4.500	0.250
										0.000	0.000	4.375	0.625

DU pricing shown above.  
(Min fico 660 for DU) LP avail.

High balance hit already  
included in price above!

High balance hit already  
included in price above!

High balance hit already  
included in price above!

DU pricing shown above.  
(Min fico 660 for DU) LP avail.

CONFORMING/SUPER CONFORMING CONV ADJUSTMENTS	<=60%	60.01-70%	70.01-75%	75.01-80%
>=740	-0.250	0.000	0.000	0.000
720-739	-0.250	0.000	0.000	0.250
700-719	-0.250	0.500	0.500	0.750
680-699	0.000	0.500	1.000	1.500
660-679	0.000	1.000	2.000	2.500
640-659	0.500	1.250	2.500	3.000
620-639	0.500	1.500	3.000	3.000

\*\*\* FICO Incentive above applies to loans >15 year terms only

CONFORMING/ S. CONFORMING CONV CASH OUT ADJUSTMENTS	<=60%	60.01-70%	70.01-75%	75.01-80%
>=740	0.000	0.250	0.250	0.500
720-739	0.000	0.625	0.625	0.750
700-719	0.000	0.625	0.625	0.750
680-699	0.000	0.750	0.750	1.375
660-679	0.250	0.750	0.750	1.500
640-659	0.250	1.250	1.250	2.250
620-639	0.250	1.250	1.250	2.750

\*\* 1.00 point hit to all Super Conforming Cash Out (in addition)

ALL Loan Type Adjustments	
Loan Amount less than 74,999	0.75
Loan Amounts >= 75K and <=124,999	0.50
Loan Amounts >= 125K and <=199,999	0.375
Loan Amounts >=200K and <=249,999	0.25
1-4 Unit Investment Prop LTV <=75%	1.75
1-2 Unit Investment Prop LTV 75.01% <=80%	3.00
No Escrow	0.25
2-4 units-Conventional Only	1.00
Condo >75%LTV & >15 Years	0.75
Super Conforming Cash Out	1.00
Lender Fees	
Underwriting	\$575
Funding	\$225
Docs	\$195

Rate Lock Hits	
21 DAYS	0.000
35 DAYS	0.375
55 DAYS	0.625
5 day extension add	0.25
15 day extension add	0.45



JUMBO ADJUSTMENTS					
	<=60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%
<\$650,000	0.000	0.000	0.000	0.000	0.250
>\$1.0M to \$1.5M	0.000	0.125	0.250	0.250	0.500
>\$1.5M to \$2.0M	0.250	0.375	0.625	0.625	1.000
Cash Out Refinance	0.000	0.250	0.375	0.375	0.500
2 Unit	0.500	0.500	0.500	0.500	0.500
3-4 Units	1.000	1.000	1.000	1.000	1.000
Condo <= 4 stories	0.500	0.500	0.500	0.500	0.500
20 year term	-0.125	-0.125	-0.125	-0.125	-0.125
30 Yr/10 yr IO Term and LA >417K	0.250	0.250	0.250	0.375	0.375
No Escrow	0.250	0.250	0.250	0.250	0.250

**Additional Notes**

- \*\* 640 MIN FICO FHA
- \*\* Min FICO 620 available for Super Conforming Conventional using LP only. Please contact your AE for pricing or run Pricing Engine.
- \*\* Up to 75% cash out with 620 FICO for Super Conforming (LP only call AE or run Pricing Engine under LP/Accept Eligible)
- \*\* Min 700 FICO for Jumbo
- \*\* LTV and Loan Balance depend on zip for Super Conforming & Jumbo
- \*\* 1.50 hit to price on Super Conf. ARM Conv. above 75% LTV (RUN LP)
- \*\* FHA loans with Seller Seasoning > 3 months < 6 months .25 hit to price or \$400 for 2nd appraisal (HUD requirement) whichever is higher

### WHO TO CONTACT FOR YOUR LOAN INFORMATION

Operations' Management/Customer Service Liason - Mary Nguyen 949-783-5942  
Account Manager - Bernie Torres 949-783-5971  
Account Manager - Sean Elliott 949-783-5969  
Account Manager - Sally Brown 949-783-5966  
Loan Setup- Rachel Oprescu 949-783-5973  
[www.MorganStrauseDirect.com](http://www.MorganStrauseDirect.com)



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Rates and programs are subject to change without notice. All loans are subject to credit approval. California loans will be made pursuant to California Department of Real Estate and Department of Corporations license numbers 01835599 and 603F966, respectively.