

Phone: (888) 489-2002
 LockDesk@MorganStrause.com
 www.MorganStrause.com

1600 N. Broadway, 5th Floor
 Santa Ana, CA 92706
 CUT OFF TIME FOR ALL LOCKS IS 3:00 PM (PST)

Effective 6/30/2011
 Time Page 1
 9:00 am RS # 2037

Government Programs

												High Balance >417,000					
30 Year Fixed			15 Year Fixed			FHA 3/1 ARM			FHA 5/1 ARM			30 Year Fixed			15 Year Fixed		
GF30			GF15			GA31			GA51			GF30H			GF15H		
Rate	13 Day	25 Day	Rate	13 Day	25 Day	Rate	13 Day	25 Day	Rate	13 Day	25 Day	Rate	13 Day	25 Day	Rate	13 Day	25 Day
4.125	2.875	3.000	3.750	-0.875	-0.750	2.750	-1.000	-0.750	2.750	1.500	1.625	3.750	6.750	6.875	3.750	1.125	1.250
4.250	-0.125	0.000	3.875	-1.250	-1.125	2.875	-1.250	-1.125	2.875	1.250	1.375	3.875	6.250	6.375	3.875	0.750	0.875
4.375	-0.625	-0.500	4.000	-1.875	-1.750	3.000	-1.500	-1.375	3.000	0.875	1.000	4.000	5.500	5.625	4.000	0.125	0.250
4.500	-1.625	-1.500	4.125	-1.875	-1.750	3.125	-1.750	-1.625	3.125	0.625	0.750	4.125	5.250	5.375	4.125	0.125	0.250
4.625	-1.625	-1.500	4.250	-3.125	-3.000	3.250	-2.000	-1.875	3.250	-0.625	-0.500	4.250	1.375	1.500	4.250	-1.125	-1.000
4.750	-4.000	-3.750	4.375	-3.500	-3.375	3.375	-2.250	-2.125	3.375	-0.875	-0.750	4.375	0.875	1.000	4.375	-1.500	-1.375
4.875	-4.375	-4.250	4.500	-4.250	-4.125	3.500	-2.625	-2.375	3.500	-1.250	-1.125	4.500	-0.125	0.000	4.500	-2.250	-2.125
5.000	-4.375	-4.375	4.625	-4.250	-4.000	3.625	-2.875	-2.625	3.625	-1.500	-1.375	4.625	-0.125	0.000	4.625	-2.250	-2.000
5.125	-4.375	-4.375	4.750	-4.375	-4.375	3.750	-2.875	-2.750	3.750	-2.125	-2.000	4.750	-2.250	-2.125	4.750	-3.000	-2.875
5.250	-4.375	-4.375	4.875	-4.375	-4.375	Margin 2.000 Caps 1/1/5			Margin 2.000 Caps 2/2/6			4.875	-2.750	-2.625	4.875	-3.375	-3.250

Fannie Mae (DU)

40 Year Fixed			30 Year Fixed			30 Year Fixed IO			20 Year Fixed			15 Year Fixed			10 Year Fixed		
CF40			CF30			CF30IO			CF20			CF15			CF10		
Rate	13 Day	25 Day	Rate	13 Day	25 Day	Rate	13 Day	25 Day	Rate	13 Day	25 Day	Rate	13 Day	25 Day	Rate	13 Day	25 Day
5.000	0.625	0.750	4.125	3.250	3.375	4.500	1.500	1.625	4.000	2.250	2.375	3.500	1.125	1.250	3.375	-0.625	-0.625
5.125	0.125	0.250	4.250	1.500	1.625	4.625	1.000	1.125	4.125	1.750	1.875	3.625	0.625	0.750	3.500	-1.000	-0.875
5.250	-1.500	-1.375	4.375	0.375	0.500	4.750	-0.125	0.000	4.250	0.250	0.250	3.750	-0.625	-0.500	3.625	-1.375	-1.250
5.375	-2.250	-2.125	4.500	-0.250	-0.125	4.875	-1.250	-1.125	4.375	-0.625	-0.500	3.875	-1.250	-1.125	3.750	-1.750	-1.625
5.500	-2.750	-2.625	4.625	-0.875	-0.750	5.000	-2.000	-1.875	4.500	-1.250	-1.125	3.990	-1.750	-1.625	3.875	-2.375	-2.250
5.625	-3.125	-3.000	4.750	-1.875	-1.750	5.125	-2.500	-2.375	4.625	-1.625	-1.500	4.000	-1.750	-1.625	3.990	-2.750	-2.625
5.750	-4.125	-4.125	4.875	-3.000	-2.875	5.250	-2.875	-2.625	4.750	-2.375	-2.250	4.125	-2.250	-2.125	4.000	-2.625	-2.500
5.875	-4.125	-4.125	5.000	-3.500	-3.375	5.375	-3.750	-3.500	4.875	-3.125	-3.000	4.250	-3.000	-2.875	4.125	-3.000	-2.875
6.000	-4.125	-4.125	5.125	-4.000	-3.875	5.500	-4.125	-4.125	5.000	-3.625	-3.500	4.375	-3.625	-3.500	4.250	-3.375	-3.250
6.125	-4.125	-4.125	5.250	-4.125	-4.125	5.625	-4.125	-4.125	5.125	-4.000	-3.875	4.500	-4.000	-3.875	4.375	-3.750	-3.625

3/1 ARM			5/1 ARM			5/1 ARM IO			7/1 ARM			7/1 ARM IO			10/1 ARM		
CA31			CA51			CA51IO			CA71			CA71IO			CA101		
Rate	13 Day	25 Day	Rate	13 Day	25 Day	Rate	13 Day	25 Day	Rate	13 Day	25 Day	Rate	13 Day	25 Day	Rate	13 Day	25 Day
2.875	-0.625	-0.500	2.875	0.375	0.500	3.000	0.625	0.750	3.000	1.625	1.750	3.250	1.375	1.625	3.500	1.875	2.000
3.000	-1.000	-0.875	3.000	0.000	0.125	3.125	0.250	0.500	3.125	1.125	1.375	3.375	1.000	1.125	3.625	1.375	1.500
3.125	-1.375	-1.125	3.125	-0.375	-0.250	3.250	0.000	0.125	3.250	0.750	0.875	3.500	0.625	0.750	3.750	0.875	1.000
3.250	-1.625	-1.500	3.250	-0.750	-0.500	3.375	-0.375	-0.250	3.375	0.250	0.500	3.625	0.125	0.250	3.875	0.375	0.500
3.375	-2.000	-1.750	3.375	-1.000	-0.875	3.500	-0.625	-0.500	3.500	-0.125	0.000	3.750	-0.250	-0.125	4.000	-0.125	0.000
3.500	-2.250	-2.125	3.500	-1.250	-1.125	3.625	-0.875	-0.750	3.625	-0.500	-0.375	3.875	-0.625	-0.500	4.125	-0.625	-0.500
3.625	-2.250	-2.125	3.625	-1.625	-1.375	3.750	-1.250	-1.125	3.750	-0.875	-0.750	4.000	-1.000	-0.875	4.250	-1.125	-1.000
3.750	-2.500	-2.250	3.750	-1.875	-1.750	3.875	-1.500	-1.375	3.875	-1.375	-1.125	4.125	-1.250	-1.125	4.375	-1.625	-1.500
3.875	-2.625	-2.500	3.875	-2.125	-2.000	4.000	-1.625	-1.500	4.000	-1.625	-1.500	4.250	-1.625	-1.375	4.500	-2.125	-2.000
Margin 2.250 Caps 2/2/6			Margin 2.250 Caps 5/2/5			Margin 2.250 Caps 5/2/5			Margin 2.250 Caps 5/2/5			Margin 2.250 Caps 5/2/5			Margin 2.250 Caps 5/2/5		

High Balance >417,000

30 Year Fixed			20 Year Fixed			15 Year Fixed			10 Year Fixed			5/1 ARM			7/1 ARM IO		
CF30H			CF20H			CF15H			CF10H			CA51H			CA71HIO		
Rate	13 Day	25 Day	Rate	13 Day	25 Day	Rate	13 Day	25 Day	Rate	13 Day	25 Day	Rate	13 Day	25 Day	Rate	13 Day	25 Day
4.125	4.875	5.000	4.250	2.000	2.125	3.875	-0.125	0.000	3.375	1.125	1.250	3.000	1.375	1.500	3.250	1.375	1.625
4.250	2.625	2.750	4.375	1.125	1.250	3.990	-0.500	-0.375	3.500	0.750	0.875	3.125	1.000	1.125	3.375	1.000	1.125
4.375	1.375	1.500	4.500	0.625	0.750	4.000	-0.625	-0.500	3.625	0.375	0.500	3.250	0.750	0.875	3.500	0.625	0.750
4.500	0.750	0.875	4.625	0.125	0.250	4.125	-1.125	-0.875	3.750	0.000	0.125	3.375	0.375	0.500	3.625	0.125	0.250
4.625	0.125	0.250	4.750	-0.625	-0.375	4.250	-1.625	-1.500	3.875	-0.500	-0.375	3.500	0.125	0.250	3.750	-0.250	-0.125
4.750	-0.625	-0.500	4.875	-1.375	-1.250	4.375	-2.375	-2.125	3.990	-0.875	-0.750	3.625	-0.125	0.000	3.875	-0.625	-0.500
4.875	-1.750	-1.625	5.000	-1.875	-1.750	4.500	-2.750	-2.625	4.000	-0.875	-0.750	3.750	-0.500	-0.375	4.000	-1.000	-0.875
5.000	-2.250	-2.125	5.125	-2.250	-2.000	4.625	-3.250	-3.000	4.125	-1.250	-1.125	3.875	-0.750	-0.625	4.125	-1.250	-1.125
5.125	-2.750	-2.625	5.250	-3.000	-2.875	4.750	-3.625	-3.500	4.250	-1.500	-1.375	4.000	-0.875	-0.750	4.250	-1.625	-1.375
5.250	-3.000	-2.875	5.375	-3.625	-3.500	4.875	-3.875	-3.875	4.375	-2.000	-1.875	Margin 2.250 Caps 5/2/5			Margin 2.250 Caps 5/2/5		

Freddie Mac (LP)

												Super Conforming >417,000					
30 Year Fixed			20 Year Fixed			15 Year Fixed			30 Year Fixed			15 Year Fixed			5/1 ARM		
CF30LP			CF20LP			CF15LP			CF30HLP			CF15HLP			CA51HLP		
Rate	13 Day	25 Day	Rate	13 Day	25 Day	Rate	13 Day	25 Day	Rate	13 Day	25 Day	Rate	13 Day	25 Day	Rate	13 Day	25 Day
4.125	3.250	3.375	4.000	2.250	2.375	3.500	1.125	1.250	4.125	4.875	5.000	3.875	-0.125	0.000	3.000	1.375	1.500
4.250	1.500	1.625	4.125	1.750	1.875	3.625	0.625	0.750	4.250	2.625	2.750	3.990	-0.500	-0.375	3.125	1.000	1.125
4.375	0.375	0.500	4.250	0.250	0.250	3.750	-0.625	-0.500	4.375	1.375	1.500	4.000	-0.625	-0.500	3.250	0.750	0.875
4.500	-0.250	-0.125	4.375	-0.625	-0.500	3.875	-1.250	-1.125	4.500	0.750	0.875	4.125	-1.125	-0.875	3.375	0.375	0.500
4.625	-0.875	-0.750	4.500	-1.250	-1.125	3.990	-1.750	-1.625	4.625	0.125	0.250	4.250	-1.625	-1.500	3.500	0.125	0.250
4.750	-1.875	-1.750	4.625	-1.625	-1.500	4.000	-1.750	-1.625	4.750	-0.625	-0.500	4.375	-2.375	-2.125	3.625	-0.125	0.000
4.875	-3.000	-2.875	4.750	-2.375	-2.250	4.125	-2.250	-2.125	4.875	-1.750	-1.625	4.500	-2.750	-2.625	3.750	-0.500	-0.375
5.000	-3.500	-3.375	4.875	-3.125	-3.000	4.250	-3.000	-2.875	5.000	-2.250	-2.125	4.625	-3.250	-3.000	3.875	-0.750	-0.625
5.125	-4.000	-3.875	5.000	-3.625	-3.500	4.375	-3.625	-3.500	5.125	-2.750	-2.625	4.750	-3.625	-3.500	4.000	-0.875	-0.750
5.250	-4.125	-4.125	5.125	-4.000	-3.875	4.500	-4.000	-3.875	5.250	-3.000	-2.875	4.875	-3.875	-3.875	Margin 2.250 Caps 5/2/5		

Use rate sheet as a guide only! Rates, pricing, price adjustments & rate adjustments are subject to change. If a discrepancy occurs, the person submitting the lock request will be contacted for approval of the new adjusted price or rate before proceeding with lock in.

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CUT OFF TIME FOR ALL LOCKS IS 3:00 PM (PST)

Effective 6/30/2011
Time Page 2
9:00 am RS # 2037

DU REFI PLUS

												High Balance >417,000					
30 Year Fixed			15 Year Fixed			5/1 ARM			7/1 ARM			30 Year Fixed			15 Year Fixed		
CF30+			CF15+			CA51+			CA71+			CF30H+			CF15H+		
Rate	13 Day	25 Day	Rate	13 Day	25 Day	Rate	13 Day	25 Day	Rate	13 Day	25 Day	Rate	13 Day	25 Day	Rate	13 Day	25 Day
4.125	3.500	3.625	3.250	2.625	2.625	2.750	0.625	0.750	3.000	1.625	1.750	4.250	2.750	2.875	3.750	0.500	0.625
4.250	2.125	2.250	3.375	1.875	2.000	2.875	0.375	0.500	3.125	1.125	1.375	4.375	1.625	1.750	3.875	-0.125	0.000
4.375	0.875	1.000	3.500	1.375	1.500	3.000	0.000	0.125	3.250	0.750	0.875	4.500	0.875	1.000	3.990	-0.625	-0.500
4.500	0.000	0.125	3.625	0.875	1.000	3.125	-0.375	-0.250	3.375	0.250	0.500	4.625	0.250	0.375	4.000	-0.625	-0.500
4.625	-0.625	-0.500	3.750	-0.375	-0.250	3.250	-0.750	-0.500	3.500	-0.125	0.000	4.750	-0.625	-0.500	4.125	-1.125	-1.000
4.750	-1.375	-1.250	3.875	-1.000	-0.875	3.375	-1.000	-0.875	3.625	-0.500	-0.375	4.875	-1.625	-1.500	4.250	-1.875	-1.750
4.875	-2.625	-2.500	3.990	-1.500	-1.375	3.500	-1.250	-1.125	3.750	-0.875	-0.750	5.000	-2.250	-2.125	4.375	-2.375	-2.250
5.000	-3.250	-3.125	4.000	-1.500	-1.375	3.625	-1.625	-1.375	3.875	-1.375	-1.125	5.125	-2.750	-2.625	4.500	-2.875	-2.625
5.125	-3.750	-3.625	4.125	-2.000	-1.875	3.750	-1.875	-1.750	4.000	-1.625	-1.500	5.250	-3.000	-2.875	4.625	-3.250	-3.125
5.250	-3.875	-3.875	4.250	-2.750	-2.625	Margin 2.000 Caps 1/1/5			Margin 2.000 Caps 2/2/6			5.375	-3.625	-3.500	4.750	-3.625	-3.500

Freddie Mac Open Access (LP)

												Super Conforming >417,000					
30 Year Fixed			15 Year Fixed			5/1 ARM			7/1 ARM			30 Year Fixed			15 Year Fixed		
CF30LP+			CF15LP+			CA51LP+			CA71LP+			CF30HLP+			CF15HLP+		
Rate	13 Day	25 Day	Rate	13 Day	25 Day	Rate	13 Day	25 Day	Rate	13 Day	25 Day	Rate	13 Day	25 Day	Rate	13 Day	25 Day
4.250	3.375	3.500	3.250	4.250	4.375	2.500	3.125	3.250	2.875	3.625	3.750	4.375	3.750	3.875	3.500	4.500	4.625
4.375	2.375	2.500	3.375	3.625	3.625	2.625	2.625	2.750	3.000	3.125	3.250	4.490	3.125	3.250	3.625	4.125	4.125
4.490	1.750	1.875	3.500	3.125	3.250	2.750	2.250	2.375	3.125	2.750	2.875	4.500	3.125	3.250	3.750	2.625	2.750
4.500	1.750	1.875	3.625	2.750	2.750	2.875	1.875	2.000	3.250	2.375	2.500	4.625	2.625	2.750	3.875	1.875	2.000
4.625	1.250	1.375	3.750	1.250	1.375	3.000	1.500	1.625	3.375	1.875	2.000	4.750	1.625	1.750	3.990	1.500	1.625
4.750	0.250	0.375	3.875	0.500	0.625	3.125	1.125	1.250	3.500	1.625	1.750	4.875	0.750	0.875	4.000	1.500	1.625
4.875	-0.625	-0.500	3.990	0.125	0.250	3.250	0.875	1.000	3.625	1.125	1.250	5.000	0.125	0.375	4.125	1.125	1.250
5.000	-1.250	-1.000	4.000	0.125	0.250	3.375	0.375	0.500	3.750	0.750	0.875	5.125	-0.250	-0.125	4.250	0.625	0.750
5.125	-1.625	-1.500	4.125	-0.250	-0.125	3.500	0.125	0.250	3.875	0.375	0.500	5.250	-1.125	-1.000	4.375	0.000	0.125
5.250	-2.500	-2.375	4.250	-0.750	-0.625	Margin 2.250 Caps 5/2/5			Margin 2.250 Caps 5/2/5			5.375	-2.000	-1.875	4.500	-0.375	-0.250

Open Access Price Adjustments

	Rate	Subordinate Financing				Risk-Based Pricing (>15 Yr Term)							
		LTV	CLTV	FICO	Price	LTV %	<=60	>60-70	>70-75	>75-80	>80-85	>85-95	>95
Amount \$30,000-\$49,999	0.875	<65	>80-95	<720	0.500	740+	-0.250	0.000	0.000	0.250	0.250	0.250	0.750
Amount \$50,000-\$74,999	0.375	<65	>80-95	>=720	0.250	720-739	-0.250	0.000	0.250	0.500	0.500	0.500	1.000
Amount \$75,000-\$99,999	0.250	>65-75	>80-95	<720	0.750	700-719	-0.250	0.500	0.750	1.000	1.000	1.000	1.500
Amount \$100,000-\$124,999	0.125	>65-75	>80-95	>=720	0.500	680-699	0.000	0.500	1.250	1.750	1.500	1.250	1.500
2 Units	1.000	>75-80	>76-95	<720	1.000	660-679	0.000	1.000	2.250	2.750	2.750	2.250	2.750
3 - 4 Units LTV <=85%	1.500	>75-80	>76-95	>=720	0.750	640-659	0.500	1.250	2.500	3.000	3.250	2.750	2.750
3 - 4 Units LTV >85%	1.750	>80-90	>81-95	<720	1.000	620-639	0.500	1.500	3.000	3.000	3.250	3.250	3.500
No Impounds	0.250	>90-95	>90-95	<720	1.000	Cash-Out Only (All Terms)							
N/O/O LTV <=75%	1.750	LTV %	<=60	>60-70	>70-75	>75-80	>80-85						
N/O/O LTV >75-80%	3.000	740+	0.000	0.250	0.250	0.500	0.625						
Manufactured Housing	1.500	720-739	0.000	0.625	0.625	0.750	1.500						
LTV 95.01-97%	0.500	680-699	0.000	0.750	0.750	1.375	2.500						
LTV >90% (ARM)	0.250	660-679	0.250	0.750	0.750	1.500	2.500						
Condo	1.000	640-659	0.250	1.250	1.250	N/A	NA						
Interest Only (Fixed)	1.000	620-639	0.250	1.250	1.250	N/A	NA						
Interest Only (ARM)	0.750												
Cash Out (High Balance)	1.000												

Non-Conforming Jumbo

												Max Rebates				
30 Year Fixed			15 Year Fixed			5/1 ARM			7/1 ARM			10/1 ARM				
JF30			JF15			JA51			JA71			JA101				
Rate	13 Day	25 Day	Rate	13 Day	25 Day	Rate	13 Day	25 Day	Rate	13 Day	25 Day	Rate	13 Day	25 Day		
4.875	1.125	1.375	4.375	0.875	1.125	3.500	0.875	1.125	4.000	0.625	0.875	4.500	0.250	0.500	<= 1M -0.625	
5.000	0.625	0.875	4.500	0.500	0.625	3.625	0.625	0.750	4.125	0.250	0.375	4.625	-0.125	0.000	>1M - <= 1.5M -0.500	
5.125	0.250	0.375	4.625	0.125	0.250	3.750	0.250	0.375	4.250	-0.125	0.000	4.750	-0.500	-0.375	> 1.5M -0.250	
5.250	-0.125	0.000	4.750	-0.250	-0.125	3.875	-0.125	0.000	4.375	-0.500	-0.375	4.875	-0.875	-0.625		
5.375	-0.500	-0.250	4.875	-0.500	-0.375	4.000	-0.375	-0.250	4.500	-0.750	-0.625	5.000	-1.000	-0.875		
5.500	-0.750	-0.500	5.000	-0.625	-0.500	4.125	-0.625	-0.500	4.625	-1.000	-0.875	5.125	-1.125	-1.000		
5.625	-0.875	-0.625	5.125	-0.750	-0.625	4.250	-0.750	-0.625	4.750	-1.125	-1.000	5.250	-1.250	-1.125		
5.750	-1.000	-0.750	5.250	-0.875	-0.750	4.375	-0.875	-0.750	4.875	-1.250	-1.125	5.375	-1.375	-1.250		
5.875	-1.125	-0.875	5.375	-1.000	-0.875	4.500	-1.000	-0.875	5.000	-1.375	-1.250	5.500	-1.500	-1.375		
6.000	-1.250	-1.000	5.500	-1.125	-1.000	Margin 2.250 Caps 5/2/5			Margin 2.250 Caps 5/2/5			Margin 2.250 Caps 5/2/5				

Jumbo Price Adjustments

	LTV	FIXED					ARM				
		<=60	>60-65	>65-70	>70-75	>75-80	<=60	>60-65	>65-70	>70-75	>75-80
<=\$1.0M and FICO <720	0.000	0.000	0.000	0.000	0.500	-0.125	0.000	0.000	0.000	0.500	
<=\$1.0M and FICO 720-750	-0.125	0.000	0.000	0.000	0.375	-0.250	0.000	0.000	0.000	0.375	
<=\$1.0M and FICO >750	-0.250	-0.125	0.000	0.000	0.250	-0.250	-0.125	0.000	0.000	0.250	
>\$1.0M <= \$1.5M and FICO 720-750	0.000	0.000	0.125	0.125	0.500	-0.125	0.125	0.125	0.125	0.500	
>\$1.0M <= \$1.5M and FICO >750	-0.125	-0.125	0.125	0.125	0.375	-0.125	0.000	0.125	0.125	0.375	
>\$1.5M <= \$2.0M and FICO 720-750	0.250	0.375	0.500	0.625	1.000	0.375	0.500	0.625	0.625	1.000	
>\$1.5M <= \$2.0M and FICO >750	0.125	0.250	0.375	0.500	0.875	0.250	0.375	0.500	0.500	0.875	
Cashout Refinance	0.000	0.250	0.375	0.375	0.500	0.250	0.375	0.500	0.500	0.500	
2 unit	0.250	0.250	0.250	0.500	0.500	0.250	0.250	0.250	0.500	0.500	
3 & 4 units	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	
Site Condo	0.250	0.250	0.250	0.500	0.500	0.250	0.250	0.250	0.500	0.500	
Second Home	0.500	0.500	N/A	N/A	N/A	0.500	0.500	N/A	N/A	N/A	
DTI>40 and <=45	0.000	0.000	0.000	0.000	0.250	0.000	0.250	0.250	0.250	0.375	
FICO >=720	-0.250	-0.250	-0.250	-0.250	N/A	-0.250	-0.250	-0.250	-0.250	N/A	
No Impounds	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250	

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Phone: (888) 489-2002
LockDesk@MorganStrause.com
www.MorganStrause.com

1600 N. Broadway, 5th Floor
Santa Ana, CA 92706
CUT OFF TIME FOR ALL LOCKS IS 3:00 PM (PST)

Effective 6/30/2011
Time Page 3
9:00 am RS # 2037

Government Price Adjustments

FHA/VA Amounts < \$30,000	0.750	VA FICO 640 - 659	1.375
FHA/VA Amounts >=\$30,000 < \$50,000	0.625	VA FICO 660 -699	0.375
FHA/VA Amounts >=\$50,000 < \$70,000	0.375	VA FICO 700-739	0.250
FHA/VA Amounts >=\$70,000 < \$100,000	0.125	VA FICO 740+	0.125
FHA FICO 640 - 659	1.000	VA Amounts > \$600,000	0.500
FHA FICO 700+ (N/A Streamline)	-0.125		

Conforming Price Adjustments (N/A DU REFI PLUS)

Loan Amount <\$50k	0.375	Agency/Hi Balance Subordinate Financing			
Loan Amount \$50k -<\$100k	0.250	LTV	CLTV	<720	>=720
Loan Amount \$100k -<\$150k	0.125	<=65%	80.01-95%	0.500	0.250
2 - 4 Units	1.000	65.01-75%	80.01-95%	0.750	0.500
No Impounds	0.250	75.01-95%	90.01-95%	1.000	0.750
N/O/O LTV <=75% (1-4 Units)	1.750	75.01-90%	75.01-90%	1.000	0.750
N/O/O LTV >75-80% (1-2 Units)	3.000	Super Conforming Subordinate Financing			
N/O/O LTV >80% (1-2 Units)	3.750	<65%	80.01-95%	0.500	0.250
Condos >75% LTV (>15 Yrs)	0.750	65.01-75%	80.01-95%	0.750	0.500
Interest Only LTV <=90%	0.750	75.01-80%	76.01-90%	1.000	0.750
40 Yr IO	1.750	75.01-80%	90.01-95%	1.000	0.750
FICO 620 -<660 & LTV >90 (>15 Yr)	0.500	80.01-90%	81.01-95%	1.000	0.750
FICO >=700 & LTV <=60 (>15 Yr)	-0.125	90.01-95%	90.01-95%	0.500	0.250
LTV >90% (ARM)	0.250	Agency Hi Balance/Super Conf - Cumulative Adjustments			
LTV <=95% & CLTV >95%	1.500	Interest Only			0.750
LTV >95%	0.500	LTV/CLTV >75% (Super Conforming ARM)			0.750
		Cash Out			1.000

Risk-Based Pricing (>15 Yr Term)	Credit Score							
	LTV %	620-639	640-659	660-679	680-699	700-719	720-739	>=740
<= 60%		0.500	0.500	0.000	0.000	-0.250	-0.250	-0.250
60.01 - 70%		1.500	1.250	1.000	0.500	0.500	0.000	0.000
70.01 - 75%		3.000	2.500	2.000	1.250	0.750	0.250	0.000
70.01 - 75% (Super Conforming)		3.000	2.750	2.250	1.250	0.750	0.250	0.000
75.01 - 80%		3.000	3.000	2.500	1.750	1.000	0.500	0.250
75.01 - 80% (Super Conforming)		3.000	3.000	2.750	1.750	1.000	0.500	0.250
80.01 - 85%		3.250	3.250	2.750	1.500	1.000	0.500	0.250
85.01 - 95%		3.250	2.750	2.250	1.250	1.000	0.500	0.250
95.01 - 105%		3.000	2.250	1.750	1.000	1.000	0.500	0.250
Cash-Out Only (All Terms)	Credit Score							
LTV %	620-639	640-659	660-679	680-699	700-719	720-739	>=740	
<= 60%		0.250	0.250	0.250	0.000	0.000	0.000	0.000
60.01 - 75%		1.250	1.250	0.750	0.750	0.625	0.625	0.250
75.01 - 80%		2.750	2.250	1.500	1.375	0.750	0.750	0.500
80.01 - 85%		3.000	3.000	2.500	2.500	1.500	1.500	0.625

Conforming DU REFI PLUS Price Adjustments

Loan Amount <\$50k	0.375	LTV >90% (ARM)	0.250
Loan Amount \$50k -<\$100k	0.250	LTV >95% - 97%	0.500
Loan Amount \$100k -<\$150k	0.125	LTV >97%	1.000
2 - 4 Units	1.000	CLTV >95%	1.500
No Impounds	0.250	DU REFI PLUS Subordinate Financing	
N/O/O LTV <=75%	1.750	LTV	CLTV
N/O/O LTV >75-80%	3.000	<720	>=720
N/O/O LTV >80%	3.750	65.01-75%	90.01-95%
Condos >75% LTV (>15 Yrs)	0.750	75.01-80%	90.01-95%
FICO >=720 & LTV <=70 (>15 Yr)	-0.125	75.01-80%	75.01-90%

Risk-Based Pricing (>15 Yr Term)	Credit Score							
	LTV %	620-639	640-659	660-679	680-699	700-719	720-739	>=740
<= 60%		0.500	0.500	0.000	0.000	-0.250	-0.250	-0.250
60.01 - 70%		1.500	1.250	1.000	0.500	0.500	0.000	0.000
70.01 - 75%		2.500	2.000	1.500	0.750	0.500	0.000	0.000
75.01 - 95%		2.750	2.250	1.750	0.750	0.500	0.000	0.000
95.01 - 97%		2.500	1.750	1.250	0.500	0.500	0.000	0.000
97.01 - 105%		2.500	1.750	1.250	0.500	0.500	0.000	0.000

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