

FIXED JUMBO

30 Year Jumbo Fixed			* Min Loan Amount \$417,050 * DEBT RATIO MAX 45% * 1 unit only * 80% LTV TO \$1.0 MM MIN FICO 700 * 80% LTV TO \$2.0 MM MIN FICO 720 * PURCHASE - R/T REFI - C/O REFI * SINGLE FAMILY * PRIMARY RESIDENCES ONLY * MANUAL UNDERWRITING * FULL DOC ONLY * BK/FORECLOSURES MIN 7 YRS * NO MTG/RENTAL LATES IN 24 MONTHS * MIN 5% OF OWN FUNDS * SELLER CONTR'S LIMITED TO 3% * GIFTS ALLOWED TO \$1 MM * 12 MONTHS RESERVES * 2 APPRAISALS >\$850,000	10/15 Year Jumbo Fixed		
30 Year Fixed				15 Year Fixed		
Rate	15	30		Rate	15	30
5.750%	101.650	101.500	6.000%	N/A	N/A	
5.500%	101.350	101.150	5.750%	N/A	N/A	
5.250%	100.900	100.700	5.500%	101.700	101.550	
5.000%	100.250	100.050	5.250%	101.400	101.250	
4.750%	99.350	99.200	5.000%	101.050	100.850	
4.500%	98.250	98.050	4.750%	100.500	100.350	
			4.500%	99.800	99.650	

Features		Adjustments					
LTV		<= 60%	60.01 - 65%	65.01 - 70%	70.01 - 75%	75.01 - 80%	80.01 - 85%
<\$650,000		0.000	0.000	0.000	0.000	-0.250	N/A
> \$1.0M to \$1.5M		0.000	-0.125	-0.250	-0.250	-0.500	N/A
> \$1.5M to \$2.0M		-0.250	-0.375	-0.625	-0.625	-1.000	N/A
Cashout Refinance (720+ FICO)		0.000	-0.250	-0.375	-0.375	-0.500	N/A
No Escrow		-0.250	-0.250	-0.250	-0.250	-0.250	N/A
Colorado and Louisiana Properties with Escrow		-0.070	-0.070	-0.070	-0.070	-0.070	
Oregon Properties with Escrow		0.000	0.000	0.000	0.000	0.000	
Florida Properties with Escrow		0.100	0.100	0.100	0.100	0.100	
Texas Properties with Escrow		0.350	0.350	0.350	0.350	0.350	

** Maximum Price after adjustments**

<=1 Million 101.50	>1 million <=1.5 million 101.250	>1.5 million 101.000
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JUMBO ARMS

3/1 & 3/6 2.25 MARGIN LIBOR ARM			5/1 & 5/6 2.25 MARGIN LIBOR ARM		
CAPS - 2/2/6			CAPS - 2/2/6		
Rate	15	30	Rate	15	30
5.000%	N/A	N/A	5.000%	N/A	N/A
4.750%	101.300	101.150	4.750%	101.850	101.700
4.500%	101.050	100.900	4.500%	101.550	101.400
4.250%	100.800	100.650	4.250%	101.200	101.050
4.000%	100.550	100.400	4.000%	100.800	100.650
3.750%	100.300	100.150	3.750%	100.250	100.100
3.500%	100.000	99.850	3.500%	99.550	99.400

7/1 & 7/6 2.25 MARGIN LIBOR ARM			10/1 & 10/6 2.25 MARGIN LIBOR ARM		
CAPS - 5/2/5			CAPS - 5/2/5		
Rate	15	30	Rate	15	30
5.500%	N/A	N/A	5.750%	N/A	N/A
5.250%	N/A	N/A	5.500%	101.700	101.550
5.000%	101.600	101.450	5.250%	101.400	101.200
4.750%	101.300	101.150	5.000%	101.050	100.900
4.500%	101.000	100.850	4.750%	100.600	100.450
4.250%	100.500	100.350	4.500%	100.000	99.800
4.000%	100.000	99.800	4.250%	99.200	99.000

3/1, 3/6, 5/1, 5/6, 7/1, 7/6, 10/1 & 10/6 JUMBO FEATURES

Loan Amounts >\$1M - \$1.5M	-0.250	DTI >40 <=45%	-0.250
Loan Amounts >\$1.5M - \$2.0M	-0.625	LTV <=60%	0.250
Cash-Out Re-Fi	-0.500	LTV >75 <=80%	-0.375
		Texas Properties with Escrow	0.250
		No Escrow	-0.150

*** Maximum Price After Adjustments ***

<= 1 Million 101.5	>1 Million <= 1.5 Million 101.250	>1.5 Million 101.000
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ALL LOANS INCLUDING REFINANCES MUST CLOSE AND FUND BY LOCK EXPIRATION DATE!!!!
 PRICES ARE SUBJECT TO CHANGE WITHOUT NOTICE

