



LOCK IN CUTOFF TIME IS 3:00 PM

UNDERWRITING FAX: 949-450-1842

09/08/08

LOCK FAX : 949-450-1846

10 Day	20 Day	30 Day
09/17/08	09/29/08	10/07/08

Lock Expiration Date:

### CONVENTIONAL CONFORMING/CONFORMING JUMBO

30 Year Conf Fixed Pgm #1700				30 Year Conf Fixed IO Pgm #1700IO				3/1 Conf LIBOR Arm 1730, 1730-40				3/1 Conf IO LIBOR Arm Pgm# 1730IO			
no prepay	10	20	30	no prepay	10	20	30	no prepay	10	20	30	no prepay	10	20	30
5.500%	0.750	0.875	1.000	5.500%	2.625	2.750	2.875	5.125%	1.000	1.125	1.250	5.125%	1.000	1.125	1.250
5.625%	0.250	0.375	0.500	5.625%	2.000	2.125	2.250	5.250%	0.750	0.875	1.000	5.250%	0.750	0.875	1.000
5.750%	(0.250)	(0.125)	0.000	5.750%	1.500	1.625	1.750	5.375%	0.500	0.625	0.750	5.375%	0.500	0.625	0.750
5.875%	(0.750)	(0.625)	(0.500)	5.875%	0.750	0.875	1.000	5.500%	0.375	0.500	0.625	5.500%	0.375	0.500	0.625
6.000%	(1.000)	(0.875)	(0.750)	6.000%	0.125	0.250	0.375	5.625%	0.125	0.250	0.375	5.625%	0.125	0.250	0.375
6.125%	(1.500)	(1.375)	(1.250)	6.125%	(0.375)	(0.250)	(0.125)	5.750%	(0.125)	0.000	0.125	5.750%	(0.125)	0.000	0.125
6.250%	(1.875)	(1.750)	(1.625)	6.250%	(0.875)	(0.750)	(0.625)	5.875%	(0.375)	(0.250)	(0.125)	5.875%	(0.250)	(0.125)	0.000
6.375%	(2.250)	(2.125)	(2.000)	6.375%	(1.250)	(1.125)	(1.000)	6.000%	(0.500)	(0.375)	(0.250)	6.000%	(0.375)	(0.250)	(0.125)
6.500%	(2.250)	(2.125)	(2.000)	6.500%	(1.500)	(1.375)	(1.250)	6.125%	(0.750)	(0.625)	(0.500)	6.125%	(0.625)	(0.500)	(0.375)
6.625%	(2.750)	(2.625)	(2.500)	6.625%	(2.000)	(1.875)	(1.750)	6.250%	(0.875)	(0.750)	(0.625)	6.250%	(0.875)	(0.750)	(0.625)
6.750%	(3.125)	(3.000)	(2.875)	6.750%	(2.500)	(2.375)	(2.250)	6.375%	(1.000)	(0.875)	(0.750)	6.375%	(1.000)	(0.875)	(0.750)
6.875%	(3.500)	(3.375)	(3.250)	6.875%	(2.750)	(2.625)	(2.500)	margin 2.25		caps 2/2/6		margin 2.25		caps 2/2/6	
7.000%	(3.625)	(3.500)	(3.375)	7.000%	(3.125)	(3.000)	(2.875)	index	3.210			index	3.210		
7.125%	(3.625)	(3.500)	(3.375)	7.125%	(3.500)	(3.375)	(3.250)								
7.250%	#N/A	#N/A	#N/A	7.250%	(3.625)	(3.500)	(3.375)								
7.375%	#N/A	#N/A	#N/A	7.375%	(3.625)	(3.500)	(3.375)								
40 Year Conf Fixed Pgm #1740				15 Year Conf Fixed Pgm #1715				5/1 Conf LIBOR Arm Pgm #1750, 1750-40				5/1 Conf IO LIBOR Arm Pgm# 1750IO			
no prepay	10	20	30	no prepay	10	20	30	no prepay	10	20	30	no prepay	10	20	30
5.750%	1.875	2.000	2.125	5.375%	0.000	0.125	0.250	5.125%	1.875	2.000	2.125	5.125%	2.000	2.125	2.250
5.875%	1.125	1.250	1.375	5.500%	(0.500)	(0.375)	(0.250)	5.250%	1.625	1.750	1.875	5.250%	1.750	1.875	2.000
6.000%	0.625	0.750	0.875	5.625%	(0.875)	(0.750)	(0.625)	5.375%	1.375	1.500	1.625	5.375%	1.500	1.625	1.750
6.125%	0.125	0.250	0.375	5.750%	(1.125)	(1.000)	(0.875)	5.500%	0.875	1.000	1.125	5.500%	1.125	1.250	1.375
6.250%	(0.375)	(0.250)	(0.125)	5.875%	(1.500)	(1.375)	(1.250)	5.625%	0.500	0.625	0.750	5.625%	0.625	0.750	0.875
6.375%	(0.750)	(0.625)	(0.500)	6.000%	(1.625)	(1.500)	(1.375)	5.750%	0.250	0.375	0.500	5.750%	0.375	0.500	0.625
6.500%	(1.000)	(0.875)	(0.750)	6.125%	(2.000)	(1.875)	(1.750)	5.875%	0.125	0.250	0.375	5.875%	0.125	0.250	0.375
6.625%	(1.375)	(1.250)	(1.125)	6.250%	(2.375)	(2.250)	(2.125)	6.000%	(0.375)	(0.250)	(0.125)	6.000%	(0.250)	(0.125)	0.000
6.750%	(1.750)	(1.625)	(1.500)	6.375%	(2.625)	(2.500)	(2.375)	6.125%	(0.625)	(0.500)	(0.375)	6.125%	(0.625)	(0.500)	(0.375)
6.875%	(2.250)	(2.125)	(2.000)	6.500%	(2.750)	(2.625)	(2.500)	6.250%	(0.875)	(0.750)	(0.625)	6.250%	(0.750)	(0.625)	(0.500)
7.000%	(2.250)	(2.125)	(2.000)	6.625%	(3.000)	(2.875)	(2.750)	6.375%	(1.125)	(1.000)	(0.875)	6.375%	(1.000)	(0.875)	(0.750)
7.125%	(2.750)	(2.625)	(2.500)	6.750%	(3.250)	(3.125)	(3.000)	6.500%	(1.250)	(1.125)	(1.000)	6.500%	(1.125)	(1.000)	(0.875)
7.250%	#N/A	#N/A	#N/A	6.875%	(3.375)	(3.250)	(3.125)	margin 2.25		caps 5/2/5		margin 2.25		caps 5/2/5	
								index	3.210			index	3.210		
Conf Jumbo 30 Yr Fixed Prg #1700CJ				Conf Jumbo 30 Yr Fixed Pgm #1700CJIO				7/1 Conf LIBOR Arm 1770, 1770-40				7/1 Conf IO LIBOR Arm Pgm# 1770IO			
no prepay	10	20	30	no prepay	10	20	30	no prepay	10	20	30	no prepay	10	20	30
5.250%	2.250	2.375	2.500	5.625%	3.125	3.250	3.375	5.500%	1.875	2.000	2.125	5.500%	2.125	2.250	2.375
5.375%	1.625	1.750	1.875	5.750%	2.625	2.750	2.875	5.625%	1.500	1.625	1.750	5.625%	1.750	1.875	2.000
5.500%	1.125	1.250	1.375	5.875%	2.125	2.250	2.375	5.750%	1.125	1.250	1.375	5.750%	1.375	1.500	1.625
5.625%	0.625	0.750	0.875	6.000%	1.750	1.875	2.000	5.875%	0.750	0.875	1.000	5.875%	1.000	1.125	1.250
5.750%	0.125	0.250	0.375	6.125%	1.375	1.500	1.625	6.000%	0.250	0.375	0.500	6.000%	0.500	0.625	0.750
5.875%	(0.250)	(0.125)	0.000	6.250%	0.875	1.000	1.125	6.125%	(0.125)	0.000	0.125	6.125%	0.125	0.250	0.375
6.000%	(0.750)	(0.625)	(0.500)	6.375%	0.500	0.625	0.750	6.250%	(0.375)	(0.250)	(0.125)	6.250%	(0.125)	0.000	0.125
6.125%	(1.125)	(1.000)	(0.875)	6.500%	0.250	0.375	0.500	6.375%	(0.625)	(0.500)	(0.375)	6.375%	(0.500)	(0.375)	(0.250)
6.250%	(1.500)	(1.375)	(1.250)	6.625%	0.000	0.125	0.250	6.500%	(1.125)	(1.000)	(0.875)	6.500%	(0.875)	(0.750)	(0.625)
6.375%	(1.750)	(1.625)	(1.500)	6.750%	(0.375)	(0.250)	(0.125)	6.625%	(1.375)	(1.250)	(1.125)	6.625%	(1.250)	(1.125)	(1.000)
6.500%	(2.000)	(1.875)	(1.750)	6.875%	(0.750)	(0.625)	(0.500)	6.750%	(1.375)	(1.250)	(1.125)	6.750%	(1.375)	(1.250)	(1.125)
6.625%	(2.000)	(1.875)	(1.750)	7.000%	(1.125)	(1.000)	(0.875)	margin 2.25		caps 5/2/5		margin 2.25		caps 5/2/5	
6.750%	(2.000)	(1.875)	(1.750)	7.125%	(1.375)	(1.250)	(1.125)	index	3.210			index	3.210		
6.875%	(2.000)	(1.875)	(1.750)	7.250%	(1.625)	(1.500)	(1.375)								
				7.375%	(1.875)	(1.750)	(1.625)								
Conf Jumbo 5/1 Arm Pgm #1750CJ				Conf Jumbo 5/1 IO Arm Pgm #1750CJIO				10/1 Conf LIBOR Arm Pgm#1710				10/1Conf IO LIBOR Arm Pgm# 1710IO			
no prepay	10	20	30	no prepay	10	20	30	no prepay	10	20	30	no prepay	10	20	30
5.625%	1.375	1.500	1.625	5.625%	1.500	1.625	1.750	5.625%	2.375	2.500	2.625	5.375%	3.625	3.750	3.875
5.750%	1.000	1.125	1.250	5.750%	1.000	1.125	1.250	5.750%	2.000	2.125	2.250	5.500%	3.000	3.125	3.250
5.875%	0.625	0.750	0.875	5.875%	0.750	0.875	1.000	5.875%	1.500	1.625	1.750	5.625%	2.625	2.750	2.875
6.000%	0.500	0.625	0.750	6.000%	0.500	0.625	0.750	6.000%	1.000	1.125	1.250	5.750%	2.125	2.250	2.375
6.125%	0.375	0.500	0.625	6.125%	0.375	0.500	0.625	6.125%	0.625	0.750	0.875	5.875%	1.625	1.750	1.875
6.250%	0.000	0.125	0.250	6.250%	0.125	0.250	0.375	6.250%	0.250	0.375	0.500	6.000%	1.125	1.250	1.375
6.375%	(0.250)	(0.125)	0.000	6.375%	(0.125)	0.000	0.125	6.375%	(0.250)	(0.125)	0.000	6.125%	0.625	0.750	0.875
6.500%	(0.500)	(0.375)	(0.250)	6.500%	(0.375)	(0.250)	(0.125)	6.500%	(0.625)	(0.500)	(0.375)	6.250%	0.250	0.375	0.500
6.625%	(0.625)	(0.500)	(0.375)	6.625%	(0.625)	(0.500)	(0.375)	6.625%	(1.000)	(0.875)	(0.750)	6.375%	(0.125)	0.000	0.125
6.750%	(1.250)	(1.125)	(1.000)	6.750%	(1.125)	(1.000)	(0.875)	6.750%	(1.375)	(1.250)	(1.125)	6.500%	(0.625)	(0.500)	(0.375)
6.875%	(1.375)	(1.250)	(1.125)	6.875%	(1.375)	(1.250)	(1.125)	6.875%	(1.375)	(1.250)	(1.125)	6.625%	(1.000)	(0.875)	(0.750)
7.000%	(1.375)	(1.250)	(1.125)	7.000%	(1.375)	(1.250)	(1.125)								
7.125%	(1.375)	(1.250)	(1.125)	7.125%	(1.375)	(1.250)	(1.125)								
margin 2.25		caps 5/2/5		margin 2.25		caps 5/2/5		margin 2.25		caps 5/2/5		margin 2.25		caps 5/2/5	
index	3.210			index	3.210			index	3.210			index	3.210		

CONFORMING PRICING ADJUSTMENTS		Fixed	Arm
Non-Escrowed Loans		0.250	0.250
40 Year Term		0.000	0.125
Sub Financing -- Full Amortization	LTV >65%, CLTV 90.01-95%	0.250	0.250
Sub Financing -- Full Amortization	LTV >75-90%, CLTV >75-90% FICO<720	0.250	0.250
Sub Financing -- Interest Only	LTV >75-90%, CLTV >75-90% FICO>=720	0.250	0.250
Sub Financing -- Interest Only	LTV >75-90%, CLTV >75-90% FICO<720	0.500	0.500
Sub Financing -- Interest Only	LTV >65%, CLTV 90.01-95% FICO >=720	0.250	0.250
Sub Financing -- Interest Only	LTV >65%, CLTV 90.01-95% FICO <720	0.500	0.500
Agency Interest Only	FICO < 680	0.125	0.125
Purchase or Rate/Term Refi	LTV >90%	0.000	0.250
2 Units		0.500	0.500
3-4 Units		1.000	1.000
Investment Property	LTV <= 75%	1.500	1.500
Investment Property	LTV 75.01-80%	2.000	2.000
Investment Property	LTV >80%	2.500	2.500
Asset Based Stated Income	Use Non-Agency Pricing and Adjusters		
Convertible Option (where allowed)	Add .125 to margin-See ARM table	-	0.500
ALT 97 - 35% MI Coverage	Max LTV/CLTV of 95%	0.500	n/a
FLEX 97 w/sub financing		1.500	1.500
Flex97-DU Approve/Refer(18% MI)	LTV 90%-95%, CLTV >95%	1.500	1.500
Flex97-DU Approve/Refer(18% MI)	LTV 90%-97% (no sub financing)	1.750	1.750
Flex97-DU Approve/Refer(35% MI)	LTV 90%-97%	0.500	0.500
My Community (All products/programs)		1.000	1.000
My Community 97		Add .250 to Rate	Add .250 to Rate
My Community 3-4 Family		Add .375 to Rate	n/a
My Community 30 Year Fixed I/O (Agency 30yr I/O base price)		0.250	n/a
My Community (5/1 ARMS only)		n/a	0.250
	Loan Amount <= 240,000	0.125	0.000
	Loan Amount <= 90,000	0.375	0.000
	Loans in AZ, HI, ID, MD, NM, NV, UT, VA, WA, WY	0.125	0.000
	<b>Wet Funding States: CO (Purch), CT, FL, GA, IN, MD, MI, MN, MO, NM, OK, TX, UT (Purch), VA</b>	<b>0.125</b>	<b>0.125</b>

Agency Fixed & ARM (Applies to all transaction types)								Agency FICO/LTV GRID		Expanded Approval Rate Adjusters	
Does not apply to My Community, Expanded Approval, Home Possible, or Freddie A- (Terms greater than 15 years)										Rate	
	<=60	60.01-70	70.01-75	75.01-80	80.01-85	85.01-90	90.01-97	EA Level 1--Fixed	0.625		
<b>740+</b>	(0.250)	0.000	0.000	0.000	0.000	(0.250)	(0.250)	EA Level 2--Fixed	0.875		
<b>720-739</b>	(0.250)	0.000	0.000	0.250	0.000	(0.250)	(0.250)	EA with Flex sub financing	1.000		
<b>700-719</b>	(0.250)	0.500	0.500	0.750	0.500	0.250	0.250				
<b>680-699</b>	0.000	0.500	0.500	1.000	0.500	0.250	0.250				
<b>660-679</b>	0.000	0.500	1.250	1.750	1.500	1.000	1.000				
<b>640-659</b>	0.000	0.500	1.750	2.250	2.000	1.500	1.500	<b>Expanded Approval Price Adjusters--Cumulative</b>			
<b>620-639</b>	0.000	0.750	2.500	2.750	2.750	2.250	2.250	All EA loans	0.750		
<b>&lt;620</b>	0.000	0.750	2.750	2.750	2.750	2.750	2.750	Sub Financing	1.125		
<b>Agency Fixed &amp; ARM Cashout Refi FICO/LTV Grid</b>											
All Loan Terms Applies to all Agency Programs											
	<=60	60.01-70	70.01-75	75.01-80	80.01-85			Cash Out Refi- Condo/Coop Level 2	0.500		
<b>740+</b>	0.000	0.000	0.000	0.250	0.375			FICO < 620 LTV > 70	1.750		
<b>720-739</b>	0.000	0.125	0.125	0.500	1.000			FICO 620-639 LTV >70	1.250		
<b>700-719</b>	0.000	0.125	0.125	0.500	1.000			FICO 640-659 LTV >70	0.750		
<b>680-699</b>	0.000	0.250	0.250	0.875	2.000						
<b>660-679</b>	0.000	0.250	0.250	1.000	2.000						
<b>640-659</b>	0.000	0.750	0.750	1.750	2.500						
<b>620-639</b>	0.000	0.750	0.750	2.250	2.500						
<b>&lt;620</b>	1.000	1.750	1.750	2.750	3.000						

Agency Jumbo Feature Cumulative with Agency Adjusters			FIXED Price Adj.	ARM Price Adj.
Fixed >180 mos	LTV/CLTV > 75% or FICO < 700		0.250	-
Fixed Interest Onl	LTV/CLTV > 75% or FICO < 700		0.500	-
Fixed Interest Onl	LTV/CLTV <= 75% and FICO >= 700		0.250	-
Cash Out Refi			1.000	1.000
Rate/Term Refi	LTV/CLTV > 75%		0.500	0.500
Arm Loan	LTV/CLTV > 75%		-	0.750
LP Process Type			0.750	0.750
2 Unit			0.250	0.250