



Effective Date: 9/8/2008
LOCK IN CUTOFF TIME IS 3:00 PM
 UNDERWRITING FAX: 949-450-1842
 LOCK FAX : 949-450-1846
 Lock Expiration Date
 10 Day 20 Day 30 Day
 09/17/08 09/29/08 10/07/08

FHA/VA to 97%

Government 30 Year Program #400a, 400Sa, 300a			
(SRP included in Price)			
97% LTV allowed in declining areas (see guidelines)			
Rate	10 day	20 day	30 day
5.250%	2.375	2.625	2.750
5.375%	1.750	1.875	2.125
5.500%	0.250	0.375	0.500
5.625%	0.375	0.500	0.625
5.750%	0.000	0.125	0.375
5.875%	(0.625)	(0.375)	(0.250)
6.000%	(1.375)	(1.250)	(1.000)
6.125%	(1.500)	(1.250)	(1.125)
6.250%	(1.375)	(1.125)	(1.000)
6.375%	(1.750)	(1.625)	(1.375)
6.500%	(2.500)	(2.375)	(2.125)
6.625%	(2.375)	(2.250)	(2.000)
6.750%	(2.625)	(2.375)	(2.250)
6.875%	(2.750)	(2.625)	(2.375)
7.000%	(3.250)	(3.125)	(2.875)
7.125%	(3.250)	(3.000)	(2.750)
7.250%	(1.875)	(1.750)	(1.500)
7.375%	(2.000)	(1.750)	(1.500)
7.500%	(2.625)	(2.375)	(2.250)
7.625%	(1.875)	(1.750)	(1.500)

Government 30 Year Jumbo Program #400Ja			
(SRP included in Price)			
Note: Min. 620 credit on Jumbo FHAs (#400Ja)			
Max. 85% Cash Out Refi on Jumbo FHAs			
97% LTV allowed in declining areas			
Rate	10 day	20 day	30 day
5.375%	3.125	3.375	3.625
5.500%	2.250	2.500	2.625
5.625%	1.750	2.000	2.125
5.750%	1.500	1.750	2.000
5.875%	1.000	1.250	1.500
6.000%	0.500	0.750	0.875
6.125%	0.125	0.375	0.500
6.250%	(0.500)	(0.250)	0.000
6.375%	(0.875)	(0.625)	(0.375)
6.500%	(1.250)	(1.000)	(0.750)
6.625%	(1.500)	(1.250)	(1.000)
6.750%	(1.375)	(1.125)	(1.000)
6.875%	(1.750)	(1.500)	(1.250)
7.000%	(1.875)	(1.625)	(1.500)
7.125%	(2.125)	(1.875)	(1.625)
7.250%	(0.875)	(0.625)	(0.375)
7.375%	(1.000)	(0.750)	(0.500)
7.500%	(1.000)	(0.750)	(0.500)
7.625%	(1.250)	(1.000)	(0.750)

Max Rebate <3.0> including broker fees (Excluding 1 pt origination)

Government 15 Year Fixed 415a, 415Sa, 315a			
(SRP included in price)			
97% LTV allowed in declining areas (see guidelines)			
Rate	10 day	20 day	30 day
4.500%	4.625	4.750	5.125
4.625%	4.500	4.750	5.000
4.750%	2.375	2.500	2.750
4.875%	1.875	2.125	2.375
5.000%	1.000	1.125	1.375
5.125%	1.000	1.125	1.375
5.250%	0.250	0.500	0.750
5.375%	(0.375)	(0.125)	0.125
5.500%	(1.250)	(1.000)	(0.750)
5.625%	(1.125)	(0.875)	(0.625)
5.750%	(1.375)	(1.125)	(0.875)
5.875%	(1.750)	(1.500)	(1.250)
6.000%	(2.375)	(2.125)	(1.875)
6.125%	(2.375)	(2.250)	(1.875)
6.250%	(2.000)	(1.875)	(1.500)
6.375%	(2.375)	(2.250)	(1.875)
6.500%	(3.000)	(2.750)	(2.500)
6.625%	(2.875)	(2.625)	(2.375)
6.750%	(1.625)	(1.500)	(1.250)
6.875%	(2.000)	(2.000)	(1.625)

Max Rebate <3.0> including broker fees (Excluding 1 pt origination)

Government 5/1 Arm Program #450a, 350a			
(SRP included in price) Arm Index Rate is 2.170 as of September 8 2008 Margin 2.25			
97% LTV allowed in declining areas (see guidelines) 1/15 cap			
Rate	10 day	20 day	30 day
5.000%	1.625	2.000	2.250
5.125%	1.250	1.625	1.750
5.250%	0.875	1.250	1.500
5.375%	0.500	0.875	1.000
5.500%	0.250	0.625	0.750
5.625%	(0.250)	0.125	0.375
5.750%	(0.375)	0.000	0.250
5.875%	(0.750)	(0.375)	(0.125)
6.000%	(0.875)	(0.500)	(0.250)
6.125%	(1.250)	(0.875)	(0.625)
6.250%	(1.250)	(0.875)	(0.625)
6.375%	(1.625)	(1.250)	(1.000)
6.500%	(1.750)	(1.250)	(1.000)
6.625%	(2.000)	(1.625)	(1.375)
6.750%	(1.875)	(1.500)	(1.250)
6.875%	(2.125)	(1.750)	(1.500)
7.000%	(2.125)	(1.750)	(1.375)
7.125%	(2.250)	(1.875)	(1.500)
7.250%	(2.250)	(1.750)	(1.500)
7.375%	(2.250)	(1.875)	(1.625)

Max Rebate <3.0> including broker fees (Excluding 1 pt origination)

Government Adjustments:		
***One time Extension Only		
VA Loans	Loan Amount <= \$600,000	0.375
VA Loans	> \$600,000	0.750
Non-Owner		1.500
Seasoned loans		0.250
Wet Funding States: CO (Purch), CT, FL, GA, IN, MD, MI, MN, MO, NM, OK, TX, UT (Purch), VA		0.125

Max Rebate <3.0> including broker fees (Excluding 1 pt origination)

Credit score:	No Score / < 530	530 - 579	580 - 599	600 - 619
All Govt Loans	2.000	1.250	1.000	0.250
(excludes Streamline Refi)				
State Adj.		CO, IN, MI, UT	0.125	
Loan Amount		>=150,000	No adj.	
Loan Amount		70,000 to 149,999	0.125	
Loan Amount		50,000 to 69,999	0.625	
Loan Amount		<50,000	1.000	

***NOTE: Programs 400S and 415S are FHA streamline refi programs. Manufactured homes not allowed for all pgms on this page. Only 1X30 day late is allowed in the last 12 months for all programs on this page