

SRP is included in price

For loan amounts greater than \$417k, use next page.

CF30				
30 Year Fixed - No Prepay				
Best Effort Pricing				
Rate	15 Day	30 Day	45 Day	
4.250	2.200	2.388	2.575	
4.375	1.826	2.014	2.201	
4.500	1.575	1.763	1.950	
4.625	1.329	1.517	1.704	
4.750	0.604	0.792	0.979	
4.875	0.232	0.420	0.607	
5.000	0.062	0.250	0.437	
5.125	-0.015	0.173	0.360	
5.250	-0.055	0.133	0.320	
5.375	-0.509	-0.321	-0.134	
5.500	-0.610	-0.422	-0.235	
5.625	-0.729	-0.541	-0.354	
5.750	-0.862	-0.674	-0.487	
5.875	-0.964	-0.776	-0.589	
6.000	-1.084	-0.896	-0.709	

CF15				
15 Year Fixed - No Prepay				
Best Effort Pricing				
Rate	15 Day	30 Day	45 Day	
4.250	0.972	1.113	1.254	
4.375	0.638	0.779	0.920	
4.500	0.577	0.718	0.859	
4.625	0.528	0.669	0.810	
4.750	-0.086	0.055	0.196	
4.875	-0.388	-0.247	-0.106	
5.000	-0.462	-0.321	-0.180	
5.125	-0.493	-0.352	-0.211	
5.250	-0.580	-0.439	-0.298	
5.375	-1.164	-1.023	-0.882	
5.500	-1.231	-1.090	-0.949	
5.625	-1.287	-1.146	-1.005	
5.750	-1.320	-1.179	-1.038	
5.875	-1.437	-1.296	-1.155	
6.000	-1.565	-1.424	-1.283	

CF20				
20 Year Fixed - No Prepay				
Best Effort Pricing				
Rate	15 Day	30 Day	45 Day	
4.250	2.450	2.638	2.825	
4.375	2.076	2.264	2.451	
4.500	1.825	2.013	2.200	
4.625	1.579	1.767	1.954	
4.750	0.854	1.042	1.229	
4.875	0.482	0.670	0.857	
5.000	0.312	0.500	0.687	
5.125	0.235	0.423	0.610	
5.250	0.195	0.383	0.570	
5.375	-0.259	-0.071	0.116	
5.500	-0.360	-0.172	0.015	
5.625	-0.479	-0.291	-0.104	
5.750	-0.612	-0.424	-0.237	

CF30M				
30 Year Fixed My Community Mortgage - No Prepay				
Best Effort Pricing				
Rate	15 Day	30 Day	45 Day	
Product Discontinued				

AGENCY SERIES FIXED RATE - PRICE ADJUSTMENTS			
All adjustments are cumulative			
Loan Feature	LTV	Credit Score	Adjustment
2 Units	All	All	1.000
3-4 Units	All	All	1.000
CONDOS	All	All	1.000
Investment	<=75	All	1.750
Investment	75.01-80	All	3.000
Investment	80.01-90	All	3.750
Subordinate Financing	>65	<720	0.250
Escrow Waiver* (not allowed > 80%)	All	All	0.250
30 year fixed Loan Amt Adj.	20 and 15 year fixed Loan Amt Adj.		
Amounts < \$80,001	0.8	Amounts < \$80,001	0.75
Amounts \$80,001 - \$160,000	0.15	Amounts \$80,001 - \$160,000	0.375
Amounts \$160,001 - \$200,000	0.05	Amounts \$160,001 - \$200,000	0.125
State Adjustments			
AZ, CA, MD, NV	0.150		
NM, CO, DC, ID, OR, UT, VA	0.100		
FL, HI	0.000		

*Waiving escrows at <=90 LTV available in CA only on Primary 1 Unit Residence only, adj will apply
 LPMI is not available on the Agency Series Programs
 Manual UW and Refers are not eligible

Buydowns (3/2/1 ; 2/1 ; 1/0) allowed on Primary Residence and Second Home Purchases
 Actual Buydown cost will be collected at closing.

Co-ops and manufactured homes are not allowed

Risk Based Price Adjustments for ALL*						
FICO	<=60%	60.01-70%	70.01-75%	75.01-80%	80.01-85%	85.01-95%
>= 740	(0.250)	0.000	0.000	0.000	0.000	0.000
720 - 739	(0.250)	0.000	0.000	0.250	0.000	0.000
700 - 719	(0.250)	0.500	0.500	0.750	0.500	0.500
680 - 699	0.000	0.500	1.000	1.500	1.000	0.750
660 - 679	0.000	1.000	2.000	2.500	2.250	1.750
640 - 659	0.500	1.250	2.500	3.000	2.750	2.250
620 - 639	0.500	1.500	3.000	3.000	3.000	2.250
<620	0.500	1.500	3.000	3.000	N/A	N/A

Risk Based Price Adjustments for CASHOUT ONLY*						
FICO	<=60%	60.01-70%	70.01-75%	75.01-80%	80.01-85%	85.01-95%
>= 740	0.000	0.250	0.250	0.500	0.625	N/A
720 - 739	0.000	0.625	0.625	0.750	1.500	N/A
700 - 719	0.000	0.625	0.625	0.750	1.500	N/A
680 - 699	0.000	0.750	0.750	1.375	2.500	N/A
660 - 679	0.250	0.750	0.750	1.500	N/A	N/A
640 - 659	0.250	1.250	1.250	2.250	N/A	N/A
620 - 639	0.250	1.250	1.250	2.750	N/A	N/A

*MINIMUM FICO IS 620 for CASHOUT. CASHOUT use BOTH RISK BASED and CASHOUT ADJ

Lock Expirations	
15 day	3/6/2009
30 day	3/21/2009
45 day	4/5/2009

Administrative Fees	
1st Lien Agency	\$950.00
2nd Lien Piggy	\$200.00

AGENCY PB SECOND	
Rate	30 Day
7.125	2.625
7.250	2.250
7.375	2.000
7.500	1.750
7.625	1.500
7.750	1.250
7.875	1.000

PB SECOND PRICE ADJ.	
Amt < \$20k*	2.000

* Minimum loan amount is \$10,000

Please refer to matrix to determine eligibility





Wholesale (Best Effort) Rate Sheet
 Prices Good until 6:00 pm ET
 Contact your Account Executive or Account Manager
Prelims AND appraisal must be approved AND signed off before locking.

Rate Sheet #
 Date
 Effective Time

2398
 02/19/09
 9:00 AM PT

AGENCY FIXED

FHLMC Super Conforming Pricing

for Loan Amounts greater than \$417k, up to local Conforming Loan Limits

SRP is included in price

CF30			
30 Year Fixed - No Prepay			
Best Effort Pricing			
Rate	15 Day	30 Day	45 Day
4.875	1.741	1.929	2.116
5.000	1.494	1.682	1.869
5.125	1.319	1.507	1.694
5.250	1.032	1.220	1.407
5.375	0.706	0.894	1.081
5.500	0.512	0.700	0.887
5.625	0.405	0.593	0.780
5.750	0.356	0.544	0.731
5.875	0.290	0.478	0.665
6.000	0.241	0.429	0.616

CF15			
15 Year Fixed - No Prepay			
Best Effort Pricing			
Rate	15 Day	30 Day	45 Day
4.750	1.350	1.491	1.632
4.875	0.489	0.630	0.771
5.000	0.338	0.479	0.620
5.125	0.291	0.432	0.573
5.250	0.247	0.388	0.529
5.375	-0.195	-0.054	0.087
5.500	-0.312	-0.171	-0.030
5.625	-0.373	-0.232	-0.091
5.750	-0.401	-0.260	-0.119
5.875	-0.496	-0.355	-0.214
6.000	-0.666	-0.525	-0.384

AGENCY SERIES RATE - PRICE ADJUSTMENTS		
All adjustments are cumulative		
Loan Feature	LTV	Adjustment
Investment	All	1.750
Cash-out Refi (in addition to adjustments below)	All	1.000
Rate/Term Refi (in addition to adjustments below)	>75%	0.500
Escrow Waiver* (not allowed > 80%)	All	0.250

Risk Based Price Adjustments for ALL*						
FICO	<=60%	60.01-70%	70.01-75%	75.01-80%	80.01-85%	85.01-95%
>= 740	(0.250)	0.000	0.000	0.000	0.000	0.000
720 - 739	(0.250)	0.000	0.000	0.250	0.000	0.000
700 - 719	(0.250)	0.500	0.500	0.750	0.500	0.500
680 - 699	0.000	0.500	1.000	1.500	1.000	0.750
660 - 679	0.000	1.000	2.000	2.500	2.250	1.750
640 - 659	0.500	1.250	2.500	3.000	2.750	2.250
620 - 639	0.500	1.500	3.000	3.000	3.000	2.250
<620	0.500	1.500	3.000	3.000	N/A	N/A

Risk Based Price Adjustments for CASHOUT ONLY*						
FICO	<=60%	60.01-70%	70.01-75%	75.01-80%	80.01-85%	85.01-95%
>= 740	0.000	0.250	0.250	0.500	0.625	N/A
720 - 739	0.000	0.625	0.625	0.750	1.500	N/A
700 - 719	0.000	0.625	0.625	0.750	1.500	N/A
680 - 699	0.000	0.750	0.750	1.375	2.500	N/A
660 - 679	0.250	0.750	0.750	1.500	N/A	N/A
640 - 659	0.250	1.250	1.250	2.250	N/A	N/A
620 - 639	0.250	1.250	1.250	2.750	N/A	N/A

Lock Expirations	
15 day	3/6/2009
30 day	3/21/2009
45 day	4/5/2009

Administrative Fees	
1st Lien Agency	\$950.00
2nd Lien Piggy	\$200.00

AGENCY PB SECOND	
Rate	30 Day
7.125	2.625
7.250	2.250
7.375	2.000
7.500	1.750
7.625	1.500
7.750	1.250
7.875	1.000
PB SECOND PRICE ADJ.	
LA < \$20k*	2.000

* Minimum loan amount is \$10,000
 Please refer to matrix to determine eligibility

State Adjustments	
Zone 1 State Adjustment	0.050
Zone 2 State Adjustment	0.000
Zone 3 State Adjustment	(0.100)

Zone 1 - AZ, CA, NV, MD
 Zone 2 - ID, NM, OR, UT, VA, CO, DC, HI
 Zone 3 - FL

*Waiving escrows at <=90 LTV available in CA only on Primary 1 Unit Residence only, adj will apply
 LPMI is not available on the Agency Series Programs
 Manual UW and Refers are not eligible

Buydowns (3/2/1 ; 2/1 ; 1/0) allowed on Primary Residence and Second Home Purchases
 Actual Buydown cost will be collected at closing.

Co-ops and manufactured homes are not allowed





Wholesale (Best Effort) Rate Sheet
 Prices Good until 6:00 pm ET
Contact your Account Executive or Account Manager
Prelims AND appraisal must be approved AND signed off before locking.

Rate Sheet #
 Date
 Effective Time

2398
 02/19/09
 9:00 AM PT

AGENCY MI BUSTER

SRP is included in price

CMB30				
Agency MI Buster: 80.01% - 90% LTV				
Best Effort Pricing				
Rate	15 Day	30 Day	45 Day	
5.250	1.513	1.701	1.951	
5.375	0.966	1.154	1.404	
5.500	0.658	0.846	1.096	
5.625	0.348	0.536	0.786	
5.750	0.280	0.468	0.718	
5.875	0.232	0.420	0.670	
6.000	0.148	0.336	0.586	
6.125	-0.012	0.176	0.426	
6.250	-0.151	0.037	0.287	
6.375	-0.206	-0.018	0.232	

CMB30				
Agency MI Buster: 90.01% - 95% LTV				
Best Effort Pricing				
Rate	15 Day	30 Day	45 Day	
Product Discontinued				

MI BUSTER FIXED RATE - PRICE ADJUSTMENTS	
All adjustments are cumulative	
Loan Feature	Adjustment
2 Units	1.000
Escrow Waiver* (not allowed > 80%)	0.250
30 Year Fixed Loan Amt Adj.	
Loan amounts < \$80,001	0.800
Loan amounts \$80,001 - \$160,000	0.150
Loan amounts \$160,001 - \$200,000	0.050
State Adjustments	
AZ, CA, MD, NV	0.150
NM, CO, DC, OR, UT, VA	0.100
FL, HI	0.000

*Waiving escrows at <=90 LTV available in CA only on Primary 1 Unit Residence only, adj will apply

Buydowns (3/2/1 ; 2/1 ; 1/0) allowed on Primary Residence and Second Home Purchases. Actual Buydown cost will be collected at closing.

Co-ops and manufactured homes are not allowed

Lock Expirations	
15 day	3/6/2009
30 day	3/21/2009
45 day	4/5/2009

Administrative Fees	
1st Lien Agency	\$950.00

All properties require 24 month Chain of Title. The rate sheet is not an indication as to loan eligibility. Refer to Guidelines for restrictions and eligibility. Rates may change at any time. Rates are not confirmed until locked. The information contained herein is for use by sophisticated real estate professionals only and may not be distributed to any consumers or the general public. To be removed from distribution, call 1-877-673-LOAN

SRP is included in price

CF30AM				
FHLMC A Minus 30 Yr Fixed				
Best Effort Pricing				
Rate	15 Day	30 Day	45 Day	
4.500	1.152	1.293	1.434	
4.625	1.103	1.244	1.385	
4.750	0.489	0.630	0.771	
4.875	0.187	0.328	0.469	
5.000	0.113	0.254	0.395	
5.125	0.082	0.223	0.364	
5.250	-0.005	0.136	0.277	
5.375	-0.589	-0.448	-0.307	
5.500	-0.656	-0.515	-0.374	
5.625	-0.712	-0.571	-0.430	
5.750	-0.745	-0.604	-0.463	

CF15AM				
FHLMC A Minus 15 Yr Fixed				
Best Effort Pricing				
Rate	15 Day	30 Day	45 Day	
4.750	0.489	0.630	0.771	
4.875	0.187	0.328	0.469	
5.000	0.113	0.254	0.395	
5.125	0.082	0.223	0.364	
5.250	-0.005	0.136	0.277	
5.375	-0.589	-0.448	-0.307	
5.500	-0.656	-0.515	-0.374	
5.625	-0.712	-0.571	-0.430	
5.750	-0.745	-0.604	-0.463	
5.875	-0.862	-0.721	-0.580	
6.000	-0.990	-0.849	-0.708	

FHLMC A Minus FIXED RATE - PRICE ADJUSTMENTS			
All adjustments are cumulative			
Loan Feature	LTV	Credit Score	Adjustment
2 Units	All	All	1.000
3-4 Units	<=75	All	1.000
Investment	<=75	All	1.750
Investment	75.01-80	All	3.000
Investment	80.01-90	All	3.750
Subordinate Financing	>65	All	0.250
Escrow Waiver* (not allowed > 80%)	All	All	0.250
40 and 30 Year Fixed Loan Amt Adj.	15 Year Fixed Loan Amt Adj.		
Amounts < \$80,001	0.8	Amounts < \$80,001	0.75
Amounts \$80,001 - \$160,000	0.15	Amounts \$80,001 - \$160,000	0.375
Amounts \$160,001 - \$200,000	0.05	Amounts \$160,001 - \$200,000	0.125
State Adjustments			
AZ, CA, MD, NV	0.150		
NM, CO, DC, OR, UT, VA	0.100		
FL, HI	0.000		

Lock Expirations	
15 day	3/6/2009
30 day	3/21/2009
45 day	4/5/2009

Administrative Fees	
1st Lien Agency	\$950.00
2nd Lien Piggy	\$200.00

Buydowns (3/2/1 ; 2/1 ; 1/0) allowed on Primary Residence and Second Home Purchases. Actual Buydown cost will be collected at closing.

Co-ops and manufactured homes are not allowed

Risk Based Price Adjustments for ALL*						
FICO	<=60%	60.01-70%	70.01-75%	75.01-80%	80.01-85%	85.01-95%
>= 740	(0.250)	0.000	0.000	0.000	0.000	0.000
720 - 739	(0.250)	0.000	0.000	0.250	0.000	0.000
700 - 719	(0.250)	0.500	0.500	0.750	0.500	0.500
680 - 699	0.000	0.500	1.000	1.500	1.000	0.750
660 - 679	0.000	1.000	2.000	2.500	2.250	1.750
640 - 659	0.500	1.250	2.500	3.000	2.750	2.250
620 - 639	0.500	1.500	3.000	3.000	3.000	2.250
<620	0.500	1.500	3.000	3.000	N/A	N/A

Risk Based Price Adjustments for CASHOUT ONLY*						
FICO	<=60%	60.01-70%	70.01-75%	75.01-80%	80.01-85%	85.01-95%
>= 740	0.000	0.250	0.250	0.500	0.625	N/A
720 - 739	0.000	0.625	0.625	0.750	1.500	N/A
700 - 719	0.000	0.625	0.625	0.750	1.500	N/A
680 - 699	0.000	0.750	0.750	1.375	2.500	N/A
660 - 679	0.250	0.750	0.750	1.500	N/A	N/A
640 - 659	0.250	1.250	1.250	2.250	N/A	N/A
620 - 639	0.250	1.250	1.250	2.750	N/A	N/A

FHLMC A Minus Level Adjustments	
LP Feedback Message	Adjustment
Level 1	1.250
Level 2	1.500
Level 3	2.750



Wholesale (Best Effort) Rate Sheet
 Prices Good until 6:00 pm ET
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Rate Sheet # 2398
 Date 02/19/09
 Effective Time 9:00 AM PT



SRP is included in price

CAL31				
3/1 CONFORMING LIBOR ARM				
2.25% Margin	Best Effort Pricing			2/2/6 Caps
Rate	15 Day	30 Day	45 Day	
5.000	0.241	0.553	0.803	
5.125	0.235	0.548	0.798	
5.250	0.029	0.342	0.592	
5.375	0.001	0.314	0.564	
5.500	-0.182	0.131	0.381	
5.625	-0.233	0.080	0.330	
5.750	-0.393	-0.080	0.170	
5.875	-0.466	-0.154	0.096	
6.000	-0.603	-0.291	-0.041	
6.125	-0.597	-0.285	-0.035	
6.250	-0.700	-0.388	-0.138	
6.375	-0.727	-0.415	-0.165	
6.500	-0.750	-0.484	-0.234	

CAL51				
5/1 CONFORMING LIBOR ARM				
2.25% Margin	Best Effort Pricing			5/2/5 Caps
Rate	15 Day	30 Day	45 Day	
5.000	0.332	0.644	0.894	
5.125	0.241	0.554	0.804	
5.250	-0.040	0.273	0.523	
5.375	0.010	0.323	0.573	
5.500	-0.227	0.085	0.335	
5.625	-0.219	0.093	0.343	
5.750	-0.432	-0.120	0.130	
5.875	-0.448	-0.136	0.114	
6.000	-0.635	-0.323	-0.073	
6.125	-0.676	-0.364	-0.114	
6.250	-0.750	-0.513	-0.263	
6.375	-0.750	-0.591	-0.341	
6.500	-0.750	-0.702	-0.452	

CAL71				
7/1 CONFORMING LIBOR ARM				
2.25% Margin	Best Effort Pricing			5/2/5 Caps
Rate	15 Day	30 Day	45 Day	
4.750	1.188	1.500	1.750	
4.875	0.869	1.182	1.432	
5.000	0.555	0.867	1.117	
5.125	0.402	0.715	0.965	
5.250	0.146	0.458	0.708	
5.375	-0.064	0.248	0.498	
5.500	-0.328	-0.015	0.235	
5.625	-0.354	-0.042	0.208	
5.750	-0.592	-0.279	-0.029	
5.875	-0.643	-0.331	-0.081	
6.000	-0.750	-0.543	-0.293	
6.125	-0.750	-0.618	-0.368	

Lock Expirations	
15 day	3/6/2009
30 day	3/21/2009
45 day	4/5/2009

ARM Index	
1 Year LIBOR	2.085%

Administrative Fees	
1st Lien Agency	\$950.00
2nd Lien Piggy	\$200.00

Buydowns (3/2/1 ; 2/1 ; 1/1) allowed on Primary Residence and Second Home Purchases. 3/2/1 not available on My Community. Actual Buydown cost will be collected at closing.

Co-ops and manufactured homes are not allowed

AGENCY SERIES ARM - PRICE ADJUSTMENTS			
All adjustments are cumulative			
Loan Feature	LTV	Credit Score	Adjustment
2 Units	All	All	1.000
3-4 Units	All	All	1.000
CONDOS	All	All	1.000
Investment	<=75	All	1.750
Investment	75.01-80	All	3.000
Investment	80.01-90	All	3.750
Subordinate Financing	>65	<720	0.250
Escrow Waiver* (not allowed > 80%)	All	All	0.250
All	90.01-95	All	0.250

Loan Amount			
<60,000	All	All	0.750
60,000-99,000	All	All	0.150
Subordinate Financing			
Subordinate Financing & CLTV 90.01-95	>65	All	0.250
Subordinate Financing & CLTV >95	<=75	All	0.250
Subordinate Financing & CLTV >95	75.01-80	All	1.000
Miscellaneous			
Zone 1 State Adjustment	All	All	0.100
Zone 2 State Adjustment	All	All	0.050
Zone 3 State Adjustment	All	All	0.000
Zone 4 State Adjustment	All	All	(0.100)
Escrow Waiver* (not allowed > 80%)	All	All	0.250

*Waiving escrows at <=90 LTV available in CA only on Primary 1 Unit Residence only, adj will apply
 LPMI is not available on the Agency Series Programs
 Manual UW and Refers are not eligible

- Zone 1 - AZ, CA, NV
- Zone 2 - CO, DC, MD
- Zone 3 - ID, NM, OR, UT, VA, HI
- Zone 4 - FL

Risk Based Price Adjustments for ALL*						
FICO	<=60%	60.01-70%	70.01-75%	75.01-80%	80.01-85%	85.01-95%
>= 740	(0.250)	0.000	0.000	0.000	0.000	0.000
720 - 739	(0.250)	0.000	0.000	0.250	0.000	0.000
700 - 719	(0.250)	0.500	0.500	0.750	0.500	0.500
680 - 699	0.000	0.500	1.000	1.500	1.000	0.750
660 - 679	0.000	1.000	2.000	2.500	2.250	1.750
640 - 659	0.500	1.250	2.500	3.000	2.750	2.250
620 - 639	0.500	1.500	3.000	3.000	3.000	2.250
<620	0.500	1.500	3.000	3.000	N/A	N/A

Risk Based Price Adjustments for CASHOUT ONLY*						
FICO	<=60%	60.01-70%	70.01-75%	75.01-80%	80.01-85%	85.01-95%
>= 740	0.000	0.250	0.250	0.500	0.625	N/A
720 - 739	0.000	0.625	0.625	0.750	1.500	N/A
700 - 719	0.000	0.625	0.625	0.750	1.500	N/A
680 - 699	0.000	0.750	0.750	1.375	2.500	N/A
660 - 679	0.250	0.750	0.750	1.500	N/A	N/A
640 - 659	0.250	1.250	1.250	2.250	N/A	N/A
620 - 639	0.250	1.250	1.250	2.750	N/A	N/A

All properties require 24 month Chain of Title. The rate sheet is not an indication as to loan eligibility. Refer to Guidelines for restrictions and eligibility. Rates may change at any time. Rates are not confirmed until locked. The information contained herein is for use by sophisticated real estate professionals only and may not be distributed to any consumers or the general public. To be removed from distribution, call 1-877-673-LOAN



SRP is included in price

CF30I				
30 Year Fixed Interest Only				
Best Effort Pricing				
Rate	15 Day	30 Day	45 Day	
6.250	2.481	2.669	2.856	
6.375	1.927	2.115	2.302	
6.500	1.770	1.958	2.145	
6.625	1.709	1.897	2.084	
6.750	1.627	1.815	2.002	
6.875	1.612	1.800	1.987	
7.000	0.924	1.112	1.299	
7.125	0.853	1.041	1.228	
7.250	0.798	0.986	1.173	
7.375	0.775	0.963	1.150	

Lock Expirations	
15 day	3/6/2009
30 day	3/21/2009
45 day	4/5/2009

Administrative Fees	
1st Lien Agency	\$950.00
2nd Lien Piggy	\$200.00

AGENCY SERIES FIXED RATE - PRICE ADJUSTMENTS			
All adjustments are cumulative			
Loan Feature	LTV	Credit Score	Adjustment
2 Units	All	All	1.000
3-4 Units	All	All	1.000
CONDOS	All	All	1.000
Investment	<=75	All	1.750
Investment	75.01-80	All	3.000
Investment	80.01-90	All	3.750
Subordinate Financing	>65	<720	0.250
Escrow Waiver* (not allowed > 80%)	All	All	0.250
30 year fixed Loan Amt Adj.			
Loan amounts < \$80,001			0.8
Loan amounts \$80,001 - \$160,000			0.15
Loan amounts \$160,001 - \$200,000			0.05
State Adjustments			
AZ, CA, MD, NV			0.150
NM, CO, DC, OR, UT, VA			0.100
FL, HI			0.000

*Waiving escrows at <=90 LTV available in CA only on Primary 1 Unit Residence only, adj will apply
 LPMI is not available on the Agency Series Programs
 Manual UW and Refers are not eligible

Buydowns (3/2/1 ; 2/1 ; 1/0) allowed on Primary Residence and Second Home Purchases
 Actual Buydown cost will be collected at closing.

Co-ops and manufactured homes are not allowed

Risk Based Price Adjustments for ALL*						
FICO	<=60%	60.01-70%	70.01-75%	75.01-80%	80.01-85%	85.01-95%
>= 740	(0.250)	0.000	0.000	0.000	0.000	0.000
720 - 739	(0.250)	0.000	0.000	0.250	0.000	0.000
700 - 719	(0.250)	0.500	0.500	0.750	0.500	0.500
680 - 699	0.000	0.500	1.000	1.500	1.000	0.750
660 - 679	0.000	1.000	2.000	2.500	2.250	1.750
640 - 659	0.500	1.250	2.500	3.000	2.750	2.250
620 - 639	0.500	1.500	3.000	3.000	3.000	2.250
<620	0.500	1.500	3.000	3.000	N/A	N/A

Risk Based Price Adjustments for CASHOUT ONLY*						
FICO	<=60%	60.01-70%	70.01-75%	75.01-80%	80.01-85%	85.01-95%
>= 740	0.000	0.250	0.250	0.500	0.625	N/A
720 - 739	0.000	0.625	0.625	0.750	1.500	N/A
700 - 719	0.000	0.625	0.625	0.750	1.500	N/A
680 - 699	0.000	0.750	0.750	1.375	2.500	N/A
660 - 679	0.250	0.750	0.750	1.500	N/A	N/A
640 - 659	0.250	1.250	1.250	2.250	N/A	N/A
620 - 639	0.250	1.250	1.250	2.750	N/A	N/A

****Minimum Score 620 On All Interest Only Loans****

Co-ops and manufactured homes are not allowed



Wholesale (Best Effort) Rate Sheet
 Prices Good until 6:00 pm ET
 Contact your Account Executive or Account Manager
 Prelims AND appraisal must be approved AND signed off before locking.

Rate Sheet #
 Date
 Effective Time

2398
 02/19/09
 9:00 AM PT

AGENCY IO ARM

SRP is included in price

CAL311				
3/1 INTEREST ONLY LIBOR ARM				
2.25% Margin	Best Effort Pricing			2/2/6 Caps
Rate	15 Day	30 Day	45 Day	
5.000	0.491	0.803	1.053	
5.125	0.485	0.798	1.048	
5.250	0.279	0.592	0.842	
5.375	0.251	0.564	0.814	
5.500	0.068	0.381	0.631	
5.625	0.017	0.330	0.580	
5.750	-0.143	0.170	0.420	
5.875	-0.216	0.096	0.346	
6.000	-0.353	-0.041	0.209	
6.125	-0.347	-0.035	0.215	
6.250	-0.450	-0.138	0.112	
6.375	-0.477	-0.165	0.085	
6.500	-0.500	-0.234	0.016	

CAL511				
5/1 INTEREST ONLY LIBOR ARM				
2.25% Margin	Best Effort Pricing			5/2/5 Caps
Rate	15 Day	30 Day	45 Day	
5.000	0.582	0.894	1.144	
5.125	0.491	0.804	1.054	
5.250	0.210	0.523	0.773	
5.375	0.260	0.573	0.823	
5.500	0.023	0.335	0.585	
5.625	0.031	0.343	0.593	
5.750	-0.182	0.130	0.380	
5.875	-0.198	0.114	0.364	
6.000	-0.385	-0.073	0.177	
6.125	-0.426	-0.114	0.136	
6.250	-0.500	-0.263	-0.013	
6.375	-0.500	-0.341	-0.091	
6.500	-0.500	-0.452	-0.202	

CAL711				
7/1 INTEREST ONLY LIBOR ARM				
2.25% Margin	Best Effort Pricing			5/2/5 Caps
Rate	15 Day	30 Day	45 Day	
4.750	1.438	1.750	2.000	
5.250	0.396	0.708	0.958	
5.375	0.186	0.498	0.748	
5.500	-0.078	0.235	0.485	
5.625	-0.104	0.208	0.458	
5.750	-0.342	-0.029	0.221	
5.875	-0.393	-0.081	0.169	
6.000	-0.500	-0.293	-0.043	
6.125	-0.500	-0.368	-0.118	

AGENCY SERIES ARM INTEREST ONLY - PRICE ADJUSTMENTS			
All adjustments are cumulative			
Loan Feature	LTV	Credit Score	Adjustment
Occupancy, Purpose, Property Type			
Owner Occupied (3 & 4 Unit Properties)	<=80	All	1.000
2 Unit Properties	>90	All	1.000
All (except My Community)	All	<620	0.500
All	90.01-95	All	0.250
Loan Amount			
<70,000	All	All	0.500
70,000 - 119,999	All	All	0.050
>=200,000	All	All	(0.100)
Miscellaneous			
Interest Only & CLTV 80.01-90	>75	All	0.250
Zone Adjustments			
Zone 1 State Adjustment	All	All	0.100
Zone 2 State Adjustment	All	All	0.000
Zone 3 State Adjustment	All	All	0.000
Zone 4 State Adjustment	All	All	0.000
Escrow Waiver* (not allowed > 80%)	All	All	0.250

Zone 1 - CA, AZ, CO, UT
 Zone 2 - NV
 Zone 3 - NM, OR, DC, ID, MD, HI
 Zone 4 - VA, FL

Risk Based Price Adjustments for ALL*						
FICO	<=60%	60.01-70%	70.01-75%	75.01-80%	80.01-85%	85.01-95%
>= 740	(0.250)	0.000	0.000	0.000	0.000	0.000
720 - 739	(0.250)	0.000	0.000	0.250	0.000	0.000
700 - 719	(0.250)	0.500	0.500	0.750	0.500	0.500
680 - 699	0.000	0.500	1.000	1.500	1.000	0.750
660 - 679	0.000	1.000	2.000	2.500	2.250	1.750
640 - 659	0.500	1.250	2.500	3.000	2.750	2.250
620 - 639	0.500	1.500	3.000	3.000	3.000	2.250
<620	0.500	1.500	3.000	3.000	N/A	N/A

Risk Based Price Adjustments for CASHOUT ONLY*						
FICO	<=60%	60.01-70%	70.01-75%	75.01-80%	80.01-85%	85.01-95%
>= 740	0.000	0.250	0.250	0.500	0.625	N/A
720 - 739	0.000	0.625	0.625	0.750	1.500	N/A
700 - 719	0.000	0.625	0.625	0.750	1.500	N/A
680 - 699	0.000	0.750	0.750	1.375	2.500	N/A
660 - 679	0.250	0.750	0.750	1.500	N/A	N/A
640 - 659	0.250	1.250	1.250	2.250	N/A	N/A
620 - 639	0.250	1.250	1.250	2.750	N/A	N/A

*Interest only period 10 years for all products.
 **Waiving escrows at <=90 LTV available in CA only on Primary 1 Unit Residence only, adj will apply
 LPMI is not available on the Agency Series Programs
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****Minimum Score 620 On All Interest Only Loans****

