AMTRUST MORTGAGE BANKING
A Service of New York Community Bank, Member FDIC

www.amtrustgemstone.com
Contact Phone: (888) 321-6446
Hours: 9:00 AM - 8:00 PM ET Monday - Friday

Pricing as of: 8/18/2010 11:54:29 AM
Googain, Inc

Note: This ratesheet does not represent guidelines. Refer to www.amtrustgemstone.com for specific parameters and additional product prices. The prices indicated on the rate sheet are subject to change at any time.

FEE SCHEDULE	Table Funding	Warehouse Funding
AmTrust Origination Fee	$ 845.00	NA
Property Inspection Waiver Fee	$ 75.00	NA
MCC Registration Fee	$ 25.00	NA

Overnight / Weekend Price Protection is in effect until 8:00 AM ET next business day.

LOCK EXPIRATION DATES	
10-DAY	08/30/10
15-DAY	09/02/10
45-DAY	10/04/10
60-DAY	10/18/10

FIXED RATE LOAN PROGRAMS

General Guidelines:		
Mandatory Pricing: 10 Day Locks are MANDATORY!! Non-delivery for any reason will result in a pair-off fee.		
Max Net Price	Loan Amount <= 650,000	102.500
Max Net Price	Loan Amount > 650,000	102.000
Max Premium		15,000

Other Lock Periods		Extension Fee
10 from 30 Day	0.250	0.015
15 from 30 Day	0.150	0.015
45 from 30 Day	-0.200	0.015
60 from 30 Day	-0.450	0.015

CONFORMING FIXED RATE PROGRAMS

30 YEAR CONFORMING FIXED

Rate	15-DAY	30-DAY	45-DAY	60-DAY
3.750	98.472	98.322	98.122	97.872
3.875	99.447	99.297	99.097	98.847
4.000	100.034	99.884	99.684	99.434
4.125	100.458	100.308	100.108	99.858
4.250	100.891	100.741	100.541	100.291
4.375	101.784	101.634	101.434	101.184
4.500	102.315	102.165	101.965	101.715
4.625	102.648	102.498	102.298	102.048
4.750	102.748	102.598	102.398	102.148
4.875	103.381	103.231	103.031	102.781
5.000	103.768	103.618	103.418	103.168

15 YEAR CONFORMING FIXED

Rate	15-DAY	30-DAY	45-DAY	60-DAY
3.750	101.253	101.103	100.903	100.653
3.875	101.857	101.707	101.507	101.257
4.000	102.138	101.988	101.788	101.538
4.125	102.324	102.174	101.974	101.724
4.250	103.145	102.995	102.795	102.545
4.375	103.682	103.532	103.332	103.082
4.500	103.950	103.800	103.600	103.350
4.625	104.118	103.968	103.768	103.518
4.750	104.540	104.390	104.190	103.940
4.875	105.073	104.923	104.723	104.473
5.000	105.243	105.093	104.893	104.643

40 YEAR CONFORMING FIXED

Rate	15-DAY	30-DAY
5.250	99.192	99.042
5.375	99.802	99.652
5.500		
5.625		
5.750		
5.875		
6.000		
6.125		
6.250		
6.375		
6.500		

20 YEAR CONFORMING FIXED

Rate	15-DAY	30-DAY	45-DAY
4.250	101.780	101.630	101.430
4.375	102.459	102.309	102.109
4.500	102.826	102.676	102.476
4.625	103.054	102.904	102.704
4.750	103.169	103.019	102.819
4.875	103.767	103.617	103.417
5.000	104.027	103.877	103.677
5.125	104.191	104.041	103.841
5.250	104.381	104.231	104.031
5.375	104.878	104.728	104.528
5.500	105.140	104.990	104.790

10 YEAR CONFORMING FIXED

Rate	15-DAY	30-DAY	45-DAY
3.750	102.185	102.035	101.835
3.875	102.794	102.644	102.444
4.000	103.017	102.867	102.667
4.125	103.180	103.030	102.830
4.250	103.683	103.533	103.333
4.375	104.225	104.075	103.875
4.500	104.425	104.275	104.075
4.625	104.475	104.325	104.125
4.750			
4.875			
5.000			

Conforming Fixed: Core and High Balance — Price Adjustments

LTV	<=60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90	90.01-95	>95
FICO (20, 25, 30, 35 & 40 Yr Terms): Not applicable to Refi Plus									
FICO >=740	+ 0.250	-	-	-	-	-	-	-	NA
FICO 720 - 739	+ 0.250	-	-	-	- 0.250	-	-	-	NA
FICO 700 - 719	+ 0.250	- 0.500	- 0.500	- 0.500	- 0.750	- 0.500	- 0.500	- 0.500	NA
FICO 680 - 699	-	- 0.500	- 0.500	- 1.000	- 1.500	- 1.000	- 0.750	- 0.750	NA
FICO 660 - 679	-	- 1.000	- 1.000	- 2.000	- 2.500	- 2.250	- 1.750	- 1.750	NA
FICO 640 - 659	- 0.500	- 1.250	- 1.250	- 2.500	NA	NA	NA	NA	NA
FICO 620 - 639	- 0.500	- 1.500	- 1.500	- 3.000	NA	NA	NA	NA	NA
Refi Plus (20, 25, 30, 35 & 40 Yr Terms)									
FICO >=740	+ 0.250	-	-	-	-	-	-	-	-
FICO 720 - 739	+ 0.250	-	-	-	-	-	-	-	-
FICO 700 - 719	+ 0.250	- 0.500	- 0.500	- 0.500	- 0.500	- 0.500	- 0.500	- 0.500	- 0.500
FICO 680 - 699	-	- 0.500	- 0.500	- 0.750	- 0.750	- 0.750	- 0.750	- 0.750	- 0.500
FICO 660 - 679	-	- 1.000	- 1.000	- 1.500	- 1.750	- 1.750	- 1.750	- 1.750	- 1.250
FICO 640 - 659	- 0.500	- 1.250	- 1.250	- 2.000	- 2.250	- 2.250	- 2.250	- 2.250	- 1.750
FICO 620 - 639	- 0.500	- 1.500	- 1.500	- 2.500	- 2.750	- 2.750	- 2.750	- 2.750	- 2.500
FICO <620	- 0.500	- 1.500	- 1.500	- 3.000	- 3.000	- 3.000	- 3.000	- 3.000	- 3.000
High LTV									
Refi Plus: LTV 95.01-97	-	-	-	-	-	-	-	-	- 0.500
Refi Plus: LTV >97	-	-	-	-	-	-	-	-	- 1.000
Secondary Financing Attached: Does not apply if subordinate financing is community second									
Non-IO: CLTV/HCLTV 90.01-95 <720	-	-	- 0.500	- 0.500	- 0.500	- 0.500	- 0.500	- 0.500	NA
Non-IO: CLTV/HCLTV 90.01-95 >=720			- 0.250	- 0.250	- 0.250	- 0.250	- 0.250	- 0.250	NA
Non-IO: CLTV/HCLTV <=90 <720	-	-	-	-	- 0.250	- 0.250	- 0.250	NA	NA
Refi Plus: CLTV/HCLTV >95	- 1.500	- 1.500	- 1.500	- 1.500	- 1.500	- 1.500	- 1.500	- 1.500	- 1.500
Cash-Out Refi									
FICO >=740	-	- 0.250	- 0.250	- 0.250	- 0.500	NA	NA	NA	NA
FICO 700 - 739	-	- 0.625	- 0.625	- 0.625	- 0.750	NA	NA	NA	NA
FICO 680 - 699	-	- 0.750	- 0.750	- 0.750	- 1.375	NA	NA	NA	NA
Other Adjustments									
Escrow waiver (Except: ID,NV,CA,MT,OR,NY,WA)	- 0.200	- 0.200	- 0.200	- 0.200	- 0.200	NA	NA	NA	NA
Investment	- 1.750	- 1.750	- 1.750	- 1.750	- 3.000	-3.750	-3.750	-3.750	- 3.750
Loan amount <35K	- 1.000	- 1.000	- 1.000	- 1.000	- 1.000	- 1.000	- 1.000	- 1.000	- 1.000
Loan amount 35K - 74,999.99	- 0.500	- 0.500	- 0.500	- 0.500	- 0.500	- 0.500	- 0.500	- 0.500	- 0.500
Property Type									
2 Units	- 1.000	- 1.000	- 1.000	- 1.000	- 1.000	- 1.000	- 1.000	- 1.000	- 1.000
3-4 Units	- 1.000	- 1.000	- 1.000	- 1.000	- 1.000	- 1.000	- 1.000	- 1.000	- 1.000
Condos (Terms >15yrs; excld Site Condos)	-	-	-	-	- 0.750	- 0.750	- 0.750	- 0.750	- 0.750
High Balance Loan Add-ons									
High Balance (30 & 15 yr Terms)	- 1.050	- 1.050	- 1.050	- 1.050	- 1.050	- 1.050	- 1.050	- 1.050	- 1.050
High Balance (Other Terms)	- 3.000	- 3.000	- 3.000	- 3.000	- 3.000	- 3.000	- 3.000	- 3.000	- 3.000
Cash-Out Refi	- 1.000	NA	NA	NA	NA	NA	NA	NA	NA

Lender Paid MI — Price Adjustments

LTV	< 700	>= 700
<=85	-1.100	-1.000
85.01-90	-1.800	-1.400
> 90	-2.950	-2.400
LPMI Add-ons		
Term <=25	0.500	0.500
Rate & Term Refi	-0.400	-0.400
Loan Amount > 417,000	-1.250	-1.250
MGIC Add-on	-0.750	-0.750
MGIC: FL, CA, AZ and NV	-1.150	-1.150

INDICES

1 Year LIBOR	0.931
1-Year CMT	0.260
60 Day FNMA Required Net Yield	3.861
FHLMC 30/30	3.900
Prime Rate	3.250

Note: This ratesheet does not represent guidelines. Refer to www.amtrustgemstone.com for specific parameters and additional product prices. The prices

LIBOR ARM LOAN PROGRAMS

General Guidelines:		
Margin	Standard ARMs	2.250
Max Price	Standard ARMs	102.000
Max Premium	Standard ARMs	15,000

Other Lock Periods		Extension Fee
15 from 30 Day	0.150	0.015
45 from 30 Day	-0.250	0.015
60 from 30 Day	-0.500	0.015

STANDARD LIBOR ARM LOAN PROGRAM

3/1 CONFORMING 2/2/6			5/1 CONFORMING 5/2/5				7/1 CONFORMING 5/2/5			
Rate	**15-DAY**	**30-DAY**	**Rate**	**15-DAY**	**30-DAY**	**45-DAY**	**Rate**	**15-DAY**	**30-DAY**	**45-DAY**
4.000	100.636	100.486	**3.250**	101.667	101.517	101.267	**3.625**	102.155	102.005	101.755
4.125	100.686	100.536	**3.375**	102.031	101.881	101.631	**3.750**	102.644	102.494	102.244
4.250	100.736	100.586	**3.500**	102.412	102.262	102.012	**3.875**	103.134	102.984	102.734
4.375	100.786	100.636	**3.625**	102.827	102.677	102.427	**4.000**	103.451	103.301	103.051
4.500			**3.750**	103.188	103.038	102.788	**4.125**	103.708	103.558	103.308
4.625			**3.875**	103.524	103.374	103.124	**4.250**	103.980	103.830	103.580
4.750			**4.000**	103.817	103.667	103.417	**4.375**	104.245	104.095	103.845
4.875			**4.125**	104.089	103.939	103.689	**4.500**	104.509	104.359	104.109
5.000			**4.250**	104.328	104.178	103.928	**4.625**			
5.125			**4.375**	104.552	104.402	104.152	**4.750**			
5.250			**4.500**				**4.875**			
5.375			**4.625**				**5.000**			
5.500			**4.750**				**5.125**			

Standard ARMs: Core and High Balance — Price Adjustments

LTV:	<=60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90	90.01-95	>95
FICO (Not applicable to Refi Plus)									
FICO >=740	+ 0.250	-	-	-	-	-	-	-	NA
FICO 720 - 739	+ 0.250	-	-	-	- 0.250	-	-	-	NA
FICO 700 - 719	+ 0.250	- 0.500	- 0.500	- 0.500	- 0.750	- 0.500	- 0.500	- 0.500	NA
FICO 680 - 699	-	- 0.500	- 0.500	- 1.000	- 1.500	- 1.000	- 0.750	- 0.750	NA
FICO 660 - 679	-	- 1.000	- 1.000	- 2.000	- 2.500	- 2.250	- 1.750	- 1.750	NA
FICO 640 - 659	- 0.500	- 1.250	- 1.250	- 2.500	NA	NA	NA	NA	NA
FICO 620 - 639	- 0.500	- 1.500	- 1.500	- 3.000	NA	NA	NA	NA	NA
Refi Plus (5/1 and 7/1 Standard ARMs Only)									
FICO >=740	+ 0.250	-	-	-	-	-	-	-	-
FICO 720 - 739	+ 0.250	-	-	-	-	-	-	-	-
FICO 700 - 719	+ 0.250	- 0.500	- 0.500	- 0.500	- 0.500	- 0.500	- 0.500	- 0.500	- 0.500
FICO 680 - 699	-	- 0.500	- 0.500	- 0.750	- 0.750	- 0.750	- 0.750	- 0.750	- 0.500
FICO 660 - 679	-	- 1.000	- 1.000	- 1.500	- 1.750	- 1.750	- 1.750	- 1.750	- 1.250
FICO 640 - 659	- 0.500	- 1.250	- 1.250	- 2.000	- 2.250	- 2.250	- 2.250	- 2.250	- 1.750
FICO 620 - 639	- 0.500	- 1.500	- 1.500	- 2.500	- 2.750	- 2.750	- 2.750	- 2.750	- 2.500
FICO <620	- 0.500	- 1.500	- 1.500	- 3.000	- 3.000	- 3.000	- 3.000	- 3.000	- 3.000
High LTV									
LTV >90	-	-	-	-	-	-	-	- 0.250	- 0.250
Refi Plus: LTV 95.01-97	-	-	-	-	-	-	-	-	- 0.500
Refi Plus: LTV >97	-	-	-	-	-	-	-	-	- 1.000
Secondary Financing Attached: Does not apply if subordinate financing is community second									
Non-IO: CLTV/HCLTV 90.01-95 <720	-	-	- 0.500	- 0.500	- 0.500	- 0.500	- 0.500	- 0.500	NA
Non-IO: CLTV/HCLTV 90.01-95 >=720			- 0.250	- 0.250	- 0.250	- 0.250	- 0.250	- 0.250	NA
Non-IO: CLTV/HCLTV <=90 <720	-	-	-	-	- 0.250	- 0.250	- 0.250	NA	NA
Refi Plus: CLTV/HCLTV >95	- 1.500	- 1.500	- 1.500	- 1.500	- 1.500	- 1.500	- 1.500	- 1.500	- 1.500
Cash-Out Refi									
FICO >=740	-	- 0.250	- 0.250	- 0.250	- 0.500	NA	NA	NA	NA
FICO 700 - 739	-	- 0.625	- 0.625	- 0.625	- 0.750	NA	NA	NA	NA
FICO 680 - 699	-	- 0.750	- 0.750	- 0.750	- 1.375	NA	NA	NA	NA
Other Adjustments									
Escrow waiver (Except: ID,NV,CA,MT,OR,NY,WA)	- 0.200	- 0.200	- 0.200	- 0.200	- 0.200	NA	NA	NA	NA
Investment	-1.750	-1.750	-1.750	-1.750	- 3.000	-3.750	-3.750	-3.750	- 3.750
Loan amount <35K	- 1.000	- 1.000	- 1.000	- 1.000	- 1.000	- 1.000	- 1.000	- 1.000	- 1.000
Loan amount 35K - 74,999.99	- 0.500	- 0.500	- 0.500	- 0.500	- 0.500	- 0.500	- 0.500	- 0.500	- 0.500
Property Type									
2 Units	- 1.000	- 1.000	- 1.000	- 1.000	- 1.000	- 1.000	- 1.000	- 1.000	- 1.000
3-4 Units	- 1.000	- 1.000	- 1.000	- 1.000	- 1.000	- 1.000	- 1.000	- 1.000	- 1.000
Condos (Terms >15yrs; excld Site Condos)	-	-	-	-	- 0.750	- 0.750	- 0.750	- 0.750	- 0.750
High Balance Loan Add-ons									
High Balance (5/1 Standard ARMs)	- 1.375	- 1.375	- 1.375	- 1.375	- 2.125	- 2.125	- 2.125	- 2.125	- 2.125
High Balance (3/1, 7/1 Standard ARMs)	- 6.000	- 6.000	- 6.000	- 6.000	- 6.750	- 6.750	- 6.750	- 6.750	- 6.750
Cash-Out Refi.	- 1.000	NA	NA	NA	NA	NA	NA	NA	NA

Lender Paid MI: Standard ARMs — Price Adjustments

	3/1 ARMs		5/1 & 7/1 ARMs	
LTV/FICO	**< 700**	**>= 700**	**< 700**	**>= 700**
<=85	-1.500	-1.250	-1.100	-1.000
85.01-90	-2.300	-1.750	-1.800	-1.400
> 90	-3.850	-2.950	-2.950	-2.400
LPMI Add-ons				
Term <=25	0.500	0.500	0.500	0.500
Rate & Term Refi	-0.400	-0.400	-0.400	-0.400
Loan Amount > 417,000	-1.250	-1.250	-1.250	-1.250
MGIC: Add-on	-1.250	-1.250	-0.750	-0.750
MGIC: FL, CA, AZ and NV	-1.500	-1.500	-1.150	-1.150