



BROKER

DAILY RATE SHEETS

FAX # REGISTRATIONS ONLY (516) 684-4399
PHONE#: NON-NY(888) 800-3386 NY (516) 535-9000
WWW.ASTORIAMORTGAGE.COM

EFFECTIVE DATE: 01/12/09
EFFECTIVE TIME: 11:00AM
PRIME RATE: 3.250
1YR T-BILL (CMT): 0.370
1YR LIBOR: 1.765

RATE LOCK: LOCK AT TIME OF APPLICATION OR UP TO 10 BUSINESS DAYS PRIOR TO CLOSING.
RATES EFFECTIVE BETWEEN THE HRS. OF 11:00 A.M. & 9:30 A.M. EST OF THE FOLLOWING BUSINESS DAY.
OVERNIGHT PROTECTION IS AVAILABLE ON NEW AND FLOATING REGISTRATIONS; SUBJECT TO MAX. VOLUME LIMIT OF \$5,000,000.

ANNOUNCEMENTS

REMINDER: 40 YEAR TERM AVAILABLE ON 3/1, 5/1, AND 7/1 ARMs
WITH NO ADDITIONAL PRICING!!!!

ADJUSTABLE AND FIXED RATE PORTFOLIO PRODUCTS (MIN. LOAN AMOUNT \$100,000)

OVERNIGHT RATE PROTECTION GOOD UNTIL 9:30 AM EST. NEXT BUSINESS DAY

FULLY AMORTIZED ARM PRODUCTS

| 3/1 ARM | 5/1 ARM | 7/1 ARM | 10/1 ARM |
|---|---|---|--------------------------------|
| 15-40 YR TERM (COOP MAX 30 YR) CONF. & JUMBO | 15-40 YR TERM (COOP MAX 30 YR) CONF. & JUMBO | 15-40 YR TERM (COOP MAX 30 YR) CONF. & JUMBO | 15-30 YR TERM CONF. & JUMBO |
| NO CHANGE | NO CHANGE | NO CHANGE | NO CHANGE |
| RATE30 DAY60 DAY | RATE30 DAY60 DAY | RATE30 DAY60 DAY | RATE30 DAY60 DAY |
| 4.2500.7501.000 | 4.5000.7501.000 | 4.8750.7501.000 | 5.2500.7501.000 |
| 4.3750.2500.500 | 4.6250.2500.500 | 5.0000.2500.500 | 5.3750.2500.500 |
| 4.500-0.2500.000 | 4.750-0.2500.000 | 5.125-0.2500.000 | 5.500-0.2500.000 |
| 4.625-0.750-0.500 | 4.875-0.750-0.500 | 5.250-0.750-0.500 | 5.625-0.750-0.500 |
| 4.750-1.000-1.000 | 5.000-1.000-1.000 | 5.375-1.000-1.000 | 5.750-1.000-1.000 |

INTEREST ONLY ARM PRODUCTS

| 5/1 INTEREST ONLY | 7/1 INTEREST ONLY |
|---|---|
| 15-40 YR TERM (COOP MAX 30 YR) CONF. & JUMBO | 15-40 YR TERM (COOP MAX 30 YR) CONF. & JUMBO |
| NO CHANGE | NO CHANGE |
| RATE30 DAY60 DAY | RATE30 DAY60 DAY |
| 4.7500.7501.000 | 5.1250.7501.000 |
| 4.8750.2500.500 | 5.2500.2500.500 |
| 5.000-0.2500.000 | 5.375-0.2500.000 |
| 5.125-0.750-0.500 | 5.500-0.750-0.500 |
| 5.250-1.000-1.000 | 5.625-1.000-1.000 |

FIXED RATE PRODUCTS

| 10 YEAR AFS FIXED RATE | 15 YEAR AFS FIXED RATE |
|------------------------|------------------------|
| CONF. & JUMBO | CONF. & JUMBO |
| NO CHANGE | NO CHANGE |
| RATE30 DAY60 DAY | RATE30 DAY60 DAY |
| 4.7500.7501.000 | 4.8750.7501.000 |
| 4.8750.2500.500 | 5.0000.2500.500 |
| 5.000-0.2500.000 | 5.125-0.2500.000 |
| 5.125-0.750-0.500 | 5.250-0.750-0.500 |
| 5.250-1.000-1.000 | 5.375-1.000-1.000 |

ADJUSTABLE AND FIXED RATE PORTFOLIO ADJUSTMENTS:

| | RATE | POINTS |
|--|-------|--------|
| ESCROW WAIVER | +0.00 | +250 |
| LOAN AMOUNT ADJ. BETWEEN \$1,500,001 - 2,000,000 | +0.00 | +250 |
| LOAN AMOUNT ADJ. BETWEEN \$2,000,001 - 2,500,000 | +0.00 | +375 |
| 90 DAY LOCK | +0.00 | +250 |
| 9 MONTH LOCK (3/1,5/1,7/1 ARMS-N/A ON INTEREST ONLY): (1.00% NON-REFUNDABLE DISCOUNT POINT DUE AT REGISTRATION) | +0.00 | +1.00 |
| SECOND HOMES | +375 | +0.00 |
| CASH-OUT REFINANCE | +125 | +0.00 |
| AFS TO AFS REFINANCE | +125 | +500 |

MARGIN & RATE CAPS:

| | MARGIN | CAPS |
|--|--------|-------|
| PORTFOLIO (FULL DOC) ARM'S (1YR. T-BILL INDEX) | 2.50 | 2/2/6 |
| CO-OP: | 2.90 | 2/2/6 |
| INTEREST ONLY: (1YR LIBOR INDEX) | 2.25 | 2/2/6 |
| INTEREST ONLY CO-OP:(1 YR LIBOR INDEX) | 2.75 | 2/2/6 |

EXTENSION POLICY:

| | | | |
|---|------|---------|------|
| A ONE TIME EXTENSION MAY BE GRANTED ON OR BEFORE INITIAL RATE EXPIRATION DATE. LOANS EXTENDED AFTER INITIAL RATE EXPIRATION WILL BE SUBJECT TO WORSE CASE PRICING. SEE POLICIES FOR MORE INFORMATION. | | | |
| 10 DAYS | +125 | 20 DAYS | +375 |
| 15 DAYS | +250 | 30 DAYS | +500 |

AFS APPROVED STATES:

*CO, *CT, DC, *GA, IL, *MA, *MD, MO, NC, NH, *NJ, NY, OR, *PA, RI, SC, *TN, *VA, & WA.
*NOTE: COUNTY/CITY RESTRICTIONS APPLY ON ALL LOANS ORIGINATED IN THE STATES MARKED BY AN (*) IN THE LIST ABOVE.
PLEASE REFER TO THE RESTRICTED / INELIGIBLE COUNTY APPENDIX ON www.astoriamortgage.com FOR RESTRICTIONS.

PRE-PAYMENT PENALTY:

IF PREPAYMENT OF THE ENTIRE OUTSTANDING PRINCIPAL BALANCE IS MADE AT ANY TIME WITHIN THE FIRSTTWELVE (12) MONTHS FOLLOWING THE CLOSING DATE, THERE WILL BE A PREPAYMENT CHARGE EQUAL TO ONE PERCENT (1%) OF THE OUTSTANDING PRINCIPAL BALANCE.

FLOAT DOWN OPTIONS:

FLOAT DOWN OPTION #1:
ON A REGISTERED LOAN, A ONE TIME, NO COST FLOAT DOWN OPTION TO CURRENT MARKET PLUS .125% TO THE RATE CAN BE EXERCISED DURING THE RATE LOCK PERIOD, NO LATER THAN (7) SEVEN DAYS PRIOR TO CLOSING.
FLOAT DOWN OPTION #2:
IN THE EVENT OPTION 1 HAS BEEN EXERCISED, AN ADDITIONAL FLOAT DOWN TO CURRENT MARKET PLUS .125% TO THE RATE WILL BE GRANTED UNDER THE FOLLOWING TERMS:
1) A \$500 **NON-REFUNDABLE** LOAN ADJUSTMENT FEE WILL BE **COLLECTED AT CLOSING**.
2) FLOAT DOWN FEATURE IS LIMITED TO BANK PORTFOLIO PRODUCTS.
NOTE: FLOAT DOWNS ARE LIMITED TO A MAXIMUM OF TWO: ONE AT NO COST & 2ND FOR A \$500.00 LOAN ADJUSTMENT FEE.

AFS AFFORDABLE HOUSING PROGRAMS

NY PROPERTIES ONLY - 60 DAY LOCK - REFER TO PRODUCT FACT SHEETS FOR MAXIMUM INCOME LIMITS

| 30 YEAR FIXED | |
|--------------------|-------------------|
| 100% MEDIAN INCOME | 80% MEDIAN INCOME |
| NO CHANGE | |
| RATERATEPOINTS | RATERATEPOINTS |
| 4.750-1.000 | 4.500-1.000 |

| 5/1 ARM | |
|--------------------|-------------------|
| 100% MEDIAN INCOME | 80% MEDIAN INCOME |
| NO CHANGE | |
| RATERATEPOINTS | RATERATEPOINTS |
| 4.750-1.000 | 4.500-1.000 |

RATES, POINTS, ADJUSTMENTS, AND PRODUCTS ARE SUBJECT TO CHANGE AT ANY TIME WITHOUT NOTICE