FirstCal
First California Mortgage Company
Together we prosper.®
5401 Old Redwood Highway North
Petaluma, CA 94954
Tel: 877-224-3262 Fax: 707-665-9178
TRANSBOX GR0490

Preferred Rate Sheet

First California Mortgage Company — DealWorks

California Wholesale

Rates for: 8/18/2010 8:36

Market Indices			
Fed Funds	0.250	1 mo. LIBOR	0.266
Discount	0.750	6 mo. LIBOR	0.568
Prime	3.250	1 yr LIBOR	0.931
		1yr CMT	0.260

New Submissions:
Conv and FHA: submissions@firstcal.net

Firstcalwholesale.net

Current Turn Times:
www.firstcal.net/pdf/turntimes.pdf

Sat/Sun/Holiday rolls to next business day

Floating Refi's ok with HVCC ordered thru FCMC

Lock Expirations	
15 Day	9/2/2010
30 Day	9/17/2010
45 Day	10/4/2010

Delivery Expirations	
15 Day	8/20/2010
30 Day	8/23/2010
45 Day	8/25/2010

Files not delivered by lock delivery expiration date will be subject to cancelation,

Fees:

Complete Submissions	
Conv.	$985
FHA Admin Fees:	$985
Incomplete Submissions	
Conv.	$1,110
FHA Admin Fees:	$1,110

Max Final Pricing 103.00 unless otherwise posted

CONFORMING FIXED RATE LOAN PROGRAMS

Conforming Loan Limits

1 Unit =	417,000	3 Unit =	645,300
2 Unit =	533,850	4 Unit =	801,950

Minimum Loan Amount $50,000

CF30 (30yr)

Rate	15 Day	30 Day	45 day
3.750	2.223	2.286	2.486
3.875	1.073	1.199	1.399
4.000	0.343	0.403	0.603
4.125	(0.153)	(0.088)	0.112
4.250	(0.666)	(0.596)	(0.396)
4.375	(1.639)	(1.492)	(1.292)
4.500	(1.994)	(1.788)	(1.588)
4.625	(2.266)	(2.055)	(1.855)
4.750	(2.450)	(2.382)	(2.182)
4.875	(2.810)	(2.704)	(2.504)
5.000	(3.198)	(3.097)	(2.897)
5.125	(3.501)	(3.395)	(3.195)

CF20 (20yr)

Rate	15 Day	30 Day	45 Day
4.250	(0.605)	(0.463)	(0.263)
4.375	(1.626)	(1.480)	(1.280)
4.500	(1.924)	(1.772)	(1.572)
4.625	(2.127)	(1.970)	(1.770)
4.750	(2.313)	(2.151)	(1.951)
4.875	(2.948)	(2.780)	(2.580)
5.000	(3.302)	(3.129)	(2.929)
5.125	(2.379)	(2.201)	(2.001)
5.250	(2.547)	(2.364)	(2.164)

CF15 (15yr)

Rate	15 Day	30 Day	45 Day
3.750	(0.901)	(0.701)	(0.401)
3.875	(1.634)	(1.434)	(1.134)
4.000	(1.984)	(1.784)	(1.484)
4.125	(2.249)	(2.049)	(1.749)
4.250	(2.818)	(2.618)	(2.318)
4.375	(3.290)	(3.090)	(2.790)
4.500	(3.589)	(3.389)	(3.089)
4.625	(3.825)	(3.625)	(3.325)
4.750	(4.078)	(3.878)	(3.578)

Temporary High Balance program for loan amounts > $417,000 and <= $729,750. Varies by county. Call your AE for details.

Temp High Balance 30 yr
CF30-THB
CF30HB-RP

Rate	15 Day	30 Day	45 Day
4.250	0.634	0.704	1.034
4.375	(0.217)	(0.154)	0.183
4.500	(0.664)	(0.560)	(0.264)
4.625	(1.029)	(0.966)	(0.629)
4.750	(1.615)	(1.552)	(1.215)
4.875	(1.918)	(1.855)	(1.518)
5.000	(2.279)	(2.216)	(1.879)
5.125	(2.565)	(2.502)	(2.165)

Temp High Balance 15 yr
CF15-THB

Rate	15 Day	30 Day	45 Day
4.250	(0.818)	(0.618)	(0.418)
4.375	(1.790)	(1.590)	(1.390)
4.500	(2.089)	(1.889)	(1.689)
4.625	(2.325)	(2.125)	(1.925)
4.750	(2.578)	(2.378)	(2.178)
4.875	(2.852)	(2.652)	(2.452)
5.000	(3.137)	(2.937)	(2.737)

Refinance Changes (All Programs)

- Forward Lock minimum term 45 days
- Floating must be in "U/W Received" status (Cleared GFE, Compliance and Loan Set-Up) for 30 day lock

CONFORMING FIXED RATE ADJUSTMENT TABLE

DU Refi Plus High Balance - Use Temp High Balance Pricing - All adjustments apply

High Balance -	CF30-THB
DU Refi Plus High Balance -	CF30HB-RP

DU Refi Plus Program CF30-RP, CF15-RP — **DTI > 50 (Allowed with LP approval only)**
Use CF30 & CF15 Base pricing

FNMA DIRECT PROGRAMS ONLY - CF30F, CF15F (Includes 5-10 Financed Properties and Flips)

FNMA DIRECT PROGRAM (CF30F, CF15F)	1.250
Loan amounts > $417,000 (with 2 - 4 Unit, in addition to unit hit)	0.250

FNMA Direct adjustments are in addition to all standard adjustments

Loan Amount Adjustments			
(Min. L/A $50,000)	Loan amounts >=$50,000 and <=$100,000		1.000
	Loan amounts >$100,000 and <=$150,000		0.250
Impounds (with LTV < 90%)			**(0.125)**
Condo LTV > 75 (Term > 180)			0.750
Units	2 - 4 Unit Property		1.000
Non-owner	LTV:	<=75.00%	1.750
(based on LTV)		75.01- 80%	3.000
DU Refi Plus NOO		All LTV's	1.750

Cashout Refinance (Not allowed on DU Refi Plus)

FICO	<=60%	60.01-70%	70.01-75%	75.01-80%
>= 740	0.000	0.250	0.250	0.500
720 - 739	0.000	0.625	0.625	0.750
700 - 719	0.000	0.625	0.625	0.750
680 - 699	0.000	0.750	0.750	1.375
660 - 679	0.250	0.750	0.750	1.500
640 - 659	0.250	1.250	1.250	2.250
620 - 639	0.250	1.250	1.250	2.750

C/O Temp High Balance: Loan amounts > $417,000 and C/O Refi — 1.000

Subordinate Financing

	LTV	CLTV	<720	>=720
	65.01-75	90.01-95	0.500	0.250
	75.01-95	90.01-95	0.500	0.250
	75.01-90	75.01-90	0.250	0.000
DU Refi Plus only	All LTV's	> 95.00	1.500	1.500

Conforming and Temp High Balance FICO adjustments (N/A on 15 yr program)

FICO	<=60%	60.01-70%	70.01-75%	75.01-80%	80.01-85%	85.01-90%	90.01-95%
>= 740	(0.250)	0.000	0.000	0.000	0.000	0.000	0.000
720 - 739	(0.250)	0.000	0.000	0.250	0.000	0.000	0.000
700 - 719	(0.250)	0.500	0.500	0.750	0.500	0.500	0.500
680 - 699	0.000	0.500	1.000	1.500	1.000	0.750	0.750
660 - 679	0.000	1.000	2.000	2.500	N/A	N/A	N/A
640 - 659	0.500	1.250	2.500	3.000	N/A	N/A	N/A
620 - 639	0.500	1.500	3.000	3.000	N/A	N/A	N/A

90.01-95% LTV now available on CF30 only. FICO's < 720 available in limited counties in CA. Please contact your Account Executive for more details.

DU Refi Plus FICO adjustments (N/A on 15yr program)

FICO LTV	<=60%	60.01-70%	70.01-75%	75.01-80%	80.01-85%	85.01-90%	90.01-95%	95.01-97%	97.01-105%
>= 740	(0.250)	0.000	0.000	0.000	0.000	0.000	0.000	0.500	1.000
720 - 739	(0.250)	0.000	0.000	0.000	0.000	0.000	0.000	0.500	1.000
700 - 719	(0.250)	0.500	0.500	0.500	0.500	0.500	0.500	1.000	1.500
680 - 699	0.000	0.500	0.750	0.750	0.750	0.750	0.750	1.000	1.500
660 - 679	0.000	1.000	1.500	1.750	1.750	1.750	1.750	1.750	2.250
640 - 659	0.500	1.250	2.000	2.250	2.250	2.250	2.250	2.250	2.750
620 - 639	1.250	1.500	2.500	2.750	2.750	2.750	2.750	3.000	3.500
ALL FICO's: High LTV - 15yr Program Only								0.500	1.000

Conforming, Temp High Balance, DU Refi Plus and DU Refi Plus High Balance, all adjustments above apply unless otherwise noted.

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California Wholesale

Rates for: 8/18/2010 8:36

Market Indices			
Fed Funds	0.250	1 mo. LIBOR	0.266
Discount	0.7500	6 mo. LIBOR	0.568
Prime	3.250	1 yr LIBOR	0.931
		1yr CMT	0.260

HOMEPATH

CF30HP (30yr)

Rate	15 Day	30 Day
4.500	(1.350)	(1.184)
4.625	(1.453)	(1.282)
4.750	(1.750)	(1.575)
4.875	(2.162)	(1.980)
5.000	(2.565)	(2.378)
5.125	(2.924)	(2.731)
5.250	(3.311)	(3.113)
5.375	(3.618)	(3.423)
5.500	(3.684)	(3.485)

Sub Fin Fee Adj:

LTV	CLTV	FICO <720	FICO >=720
65.01-75	90.01-95	0.500	0.250
75.01-95	90.01-95	0.500	0.250
75.01-90	75.01-90	0.250	0.000

Homepath Fee Adjustments

All adjustments are cumulative

FICO	<=60%	60.01-70%	70.01-75%	75.01-80%	80.01-85%	85.01-90%	90.01-95%	95.01-97%
>= 740	(0.250)	0.000	0.000	0.000	0.000	0.000	0.000	0.000
720 - 739	(0.250)	0.000	0.000	0.250	0.000	0.000	0.000	0.000
700 - 719	(0.250)	0.500	0.500	0.750	0.500	0.500	0.500	0.500
680 - 699	0.000	0.500	1.000	1.500	1.000	0.750	0.750	0.500
660 - 679	0.000	1.000	2.000	2.500	2.250	1.750	1.750	1.250
640 - 659	0.500	1.250	2.500	3.000	N/A	N/A	N/A	N/A
620 - 639	0.500	1.500	3.000	3.000	N/A	N/A	N/A	N/A

LTV		NOO	
80.01 - 85%	1.000	LTV <= 75%	1.500
85.01 - 90%	1.750	LTV 75.01 - 80%	2.000
90.01 - 95%	2.500	LTV 80.01 - 85%	2.500
95.01 - 97% (Includes FLEX .50)	4.125	Max LTV - NOO = 85%	

Condo LTV >75	0.750
2 - 4 Unit Property	1.000
Flex Program (all LTV 90.01 - 95.00 when U/W has approved under Flex Guidelines)	0.500
Impounds (with LTV < 90%)	(0.125)

CONFORMING LIBOR ARMS

3/1 Libor ARM FULLY AMORTIZED
CA3/1L-G

Rate	15 Day	30 Day
3.375	(1.689)	(1.532)
3.500	(1.947)	(1.790)
3.625	(2.099)	(1.943)
3.750	(2.245)	(2.089)
3.875	(2.245)	(2.089)
4.000	(2.245)	(2.089)
4.125	(2.245)	(2.089)
4.250	(2.245)	(2.089)

CAPS - 2/2/6 2.25 MARGIN

5/1 Libor Arm FULLY AMORTIZED
CA5/1L-G & CA5/1LHB-D

Rate	15 Day	30 Day
3.250	(1.521)	(1.365)
3.375	(1.914)	(1.758)
3.500	(2.212)	(2.055)
3.625	(2.245)	(2.089)
3.750	(2.245)	(2.089)
3.875	(2.245)	(2.089)
4.000	(2.245)	(2.089)
4.125	(2.245)	(2.089)
4.250	(2.245)	(2.089)

CAPS - 5/2/5 2.25 MARGIN

7/1 Libor ARM FULLY AMORTIZED
CA7/1L-G

Rate	15 Day	30 Day
3.500	(1.503)	(1.347)
3.625	(1.849)	(1.692)
3.750	(2.229)	(2.072)
3.875	(2.245)	(2.089)
4.000	(2.245)	(2.089)
4.125	(2.245)	(2.089)
4.250	(2.245)	(2.089)
4.375	(2.245)	(2.089)
4.500	(2.245)	(2.089)

CAPS - 5/2/5 2.25 MARGIN

10/1 Libor ARM INTEREST ONLY
CA101LIO-G

Rate	15 Day	30 Day
3.875	(0.744)	(0.588)
4.000	(1.250)	(1.094)
4.125	(1.753)	(1.596)
4.250	(1.995)	(1.839)
4.375	(1.995)	(1.839)
4.500	(1.995)	(1.839)
4.625	(1.995)	(1.839)
4.750	(1.995)	(1.839)
4.875	(1.995)	(1.839)

CAPS - 5/2/5 2.25 MARGIN

CONFORMING & TEMP HIGH BALANCE ARM ADJUSTMENTS

Loan Amount:	Loan amounts >=$50,000 and <=$100,000	1.000
	Loan amounts >$100,000 and <=$150,000	0.250
Impounds (with LTV < 90%)		(0.125)
Non-Owner	1-4 Unit Investment Prop LTV<=75%	1.750
	1-2 Unit Investment Prop LTV 75.01 <=80%	3.000
Units	2 - 4 Units	1.000
Condo >75% LTV		0.750
Interest Only (CA3/1LIO-G, CA5/1LIO-G and CA7/1LIO-G) (Does not apply to CA101LIO-G or CA5/1LHB-D High Balance)		0.750

Cashout Refinance

FICO	LTV	<=60%	60.01-70%	70.01-75%	75.01-80%
>= 740		0.000	0.250	0.250	0.500
720 - 739		0.000	0.625	0.625	0.750
700 - 719		0.000	0.625	0.625	0.750
680 - 699		0.000	0.750	0.750	1.375
660 - 679		0.250	0.750	0.750	1.500
640 - 659		0.250	1.250	1.250	2.250
620 - 639		0.250	1.250	1.250	2.750

Subordinate Financing

LTV	CLTV	Non I/O <720	Non I/O >=720	I/O >=720
65.01-75	90.01-95	0.500	0.250	0.500
75.01-95	90.01-95	0.500	0.250	0.500
75.01-90	75.01-90	0.250	0.000	0.250

FICO	LTV	<=60%	60.01-70%	70.01-75%	75.01-80%	80.01-85%	85.01-90%
>= 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	N/A	N/A
680 - 699		0.000	0.500	1.000	1.500	N/A	N/A
660 - 679		0.000	1.000	2.000	2.500	N/A	N/A
640 - 659		0.500	1.250	2.500	3.000	N/A	N/A
620 - 639		0.500	1.500	3.000	3.000	N/A	N/A

Temp. High Balance adjustments **(all other adjustments apply)**
Available on 5/1 ARM program only

Temp High Balance	1.000
Temp. High Balance Cashout	1.000

Interest Only NOT AVAILABLE on High Balance

All ARM loans must be U/W approved prior to locking.

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		1yr CMT	0.260

FHA / VA Programs

FHA / VA 30 YR FIXED

FHA 30 yr, FHA30SL and FHA30SL-HB
VA30-D VA30HB-D

Rate	15 Day	30 Day	45 Day
4.250	(2.154)	(2.013)	(1.654)
4.375	(2.682)	(2.535)	(2.182)
4.500	(3.186)	(3.034)	(2.686)
4.625	(3.444)	(3.287)	(2.944)
4.750	(3.941)	(3.779)	(3.441)
4.875	(4.364)	(4.196)	(3.864)
5.000	(4.748)	(4.575)	(4.248)
5.125	(3.473)	(3.296)	(2.973)
5.250	(3.971)	(3.788)	(3.471)

FHA 5/1 ARM (1yr CMT)

FHA5/1-D

Rate	15 Day	30 Day
3.250	(1.883)	(1.770)
3.375	(2.183)	(2.070)
3.500	(2.492)	(2.379)
3.625	(2.708)	(2.595)
3.750	(2.749)	(2.734)
3.875	(2.749)	(2.749)
4.000	(2.749)	(2.749)

Caps - 1/1/5 Margin 2.25

FHA PRICE ADJUSTMENTS

High Balance - Fixed Rate Program	1.000
Loan amounts <$100,000	0.500
Loan amounts <=$50,000	1.000
FICO 620-639	0.375
FICO 640-659	0.250
FICO>= 720	(0.125)

VA PRICE ADJUSTMENTS

Loan amounts <$100,000	0.875
Loan amounts $100,001 - $417,000	0.375
Loan amounts >$417,000 and <=$750,000	1.250
Loan amounts >$750,000	1.500
FICO 640-659	0.250
FICO>= 720	(0.125)
Test Case Special	(0.500)

FHA 5/1 ARM (1yr CMT) H/B

FHA5/1HB-D

Rate	15 Day	30 Day
3.250	(0.983)	(0.870)
3.375	(1.283)	(1.170)
3.500	(1.592)	(1.479)
3.625	(1.808)	(1.695)
3.750	(1.849)	(1.834)
3.875	(1.849)	(1.849)
4.000	(1.849)	(1.849)

Caps - 1/1/5 Margin 2.25

FHA Highlights

Minimum FICO Score 620
H/B Program code: FHA30HB-D
High Balance > $417,000 Fixed and Arms
Spot Condo's not allowed

Streamline now being accepted (30 yr only)
Minimum FICO Score 640
FHA30SL
FHA30SL-HB

Full credit qualifing is required on all streamline refinance transactions.
FHA Streamline Admin Fee $495

ARM Program must be U/W Approved prior to locking
Broker must be FHA approved.

FHA appraisals: www.axisofcalifornia.com/FirstCal

VA Highlights: (Currently in Test Case Phase)

Minimum FICO Score 640
High Balance:
- Minimum FICO 720 with L/A $417,001 - 650,000
- Minimum FICO 740 with L/A >$650,000

Loan Amounts >$417,000 are on the High Balance Program
90% maximum LTV on C/O or standard rate and term refi's
IRRL's are not available at this time
Broker must be VA approved.

VA pricing special of .50 for funded Test Case loans.
Contact your Account Executive for more details.

FHA & VA Max Final Pricing 103.00 when available
Max Final Pricing on FHA Streamline (only) 104.00

Need help ordering an appraisal?

http://www.axisofcalifornia.com/firstcal

First Cal FHA #: 2152800006
First Cal VA #: 902158-00-00

SERIES "G" JUMBO 30 YR FIXED

30 YR FIXED JUMBO

JF30-G

Rate	15 Day	30 Day
4.500	2.675	2.855
4.625	2.081	2.261
4.750	1.550	1.730
4.875	1.065	1.245
5.000	0.659	0.839
5.125	0.331	0.511
5.250	0.034	0.214
5.375	(0.200)	(0.020)
5.500	(0.435)	(0.255)
5.625	(0.591)	(0.411)

SERIES "G" JUMBO 30 YR FIXED ADJUSTMENTS

LTV	<=60%	60.01 - 65%	65.01 - 70%	70.01 - 75%	75.01 - 80%
Loan Amount:					
< $650,000	0.000	0.000	0.000	0.000	0.250
> $1.0M to $1.5M	0.000	0.125	0.250	0.250	0.500
> $1.5M to $2.0M	0.250	0.375	0.625	0.625	1.000
Cashout Refinance	0.000	0.250	0.375	0.375	0.500
2 unit	0.500	0.500	0.500	0.500	0.500
3 & 4 units	1.000	1.000	1.000	1.000	1.000
Impounds	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)

All loan must have U/W approval prior to locking
All loans > $1.0M must also have investor approval prior to locking.

Condo's no longer allowed
Minimum Loan Amount $417,001 *Minimum FICO 700*

SERIES "G" JUMBO LIBOR ARMS

3/1 Libor ARM

J3/1L-G

Rate	15 Day	30 Day
3.750	0.202	0.362
3.875	0.015	0.175
4.000	(0.110)	0.050
4.125	(0.235)	(0.075)
4.250	(0.360)	(0.200)
4.375	(0.485)	(0.325)
4.500	(0.610)	(0.450)
4.625	(0.735)	(0.575)
4.750	(0.860)	(0.700)
4.875	(0.985)	(0.825)
5.000	(1.110)	(0.950)

CAPS - 2/2/6 Margin 2.25

5/1 Libor Arm

J5/1L-G

Rate	15 Day	30 Day
3.875	0.351	0.511
4.000	0.085	0.245
4.125	(0.165)	(0.005)
4.250	(0.399)	(0.239)
4.375	(0.634)	(0.474)
4.500	(0.790)	(0.630)
4.625	(0.946)	(0.786)
4.750	(1.103)	(0.943)
4.875	(1.259)	(1.099)
5.000	(1.415)	(1.255)
5.125	(1.571)	(1.411)

CAPS - 5/2/5 Margin 2.25

NON-CONFORMING ARM ADJUSTMENTS

2nd Home and Investment Property Not Allowed

Loan Amounts >$1M - $1.5M	0.250
Loan Amounts >$1.5M - $2.0M	0.625
Cash Out Refi	0.500
2 Units	0.500
3 & 4 Units	1.000
LTV <=60%	(0.250)
LTV >75 <=80%	0.375
DTI >40 <=45%	0.250
Impounds	(0.125)

7/1 Libor ARM

J7/1L-G

Rate	15 Day	30 Day
4.250	0.192	0.352
4.375	(0.104)	0.056
4.500	(0.386)	(0.226)
4.625	(0.620)	(0.460)
4.750	(0.854)	(0.694)
4.875	(1.011)	(0.851)
5.000	(1.167)	(1.007)
5.125	(1.323)	(1.163)
5.250	(1.479)	(1.319)
5.375	(1.636)	(1.476)
5.500	(1.792)	(1.632)

CAPS - 5/2/5 Margin 2.25

10/1 Libor ARM

J10/1L-G

Rate	15 Day	30 Day
4.500	0.872	1.042
4.625	0.497	0.667
4.750	0.185	0.355
4.875	(0.112)	0.058
5.000	(0.346)	(0.176)
5.125	(0.581)	(0.411)
5.250	(0.737)	(0.567)
5.375	(0.893)	(0.723)
5.500	(1.050)	(0.880)
5.625	(1.206)	(1.036)
5.750	(1.362)	(1.192)

CAPS - 5/2/5 Margin 2.25

Minimum FICO 700
Minimum Loan Amount $417,001
Condo's no longer allowed
*****All loan must have U/W approval prior to locking*****
*****All loans > $1.0M must also have investor approval prior to locking.*****

Loans with L/A > $500,000 Max broker compensation is the greater of 2% of the loan amout OR $22,500.
This includes all fees paid by Borrower and Lender paid to Broker.

2nd Home and Investment Property Not Allowed
Minimum FICO 700

Max Fund Price:

Loan Amounts	<= $1M	101.250
	> $1M to $1.5M	101.000
	> $1.5M to $2M	100.750