Florida Capital Bank Mortgage

Rates Effective 10:30 AM 1/5/2010

Western Region Rate Sheet

Experience Makes the Difference

www.flcbmtg.com

Main Number 1-866-295-0014

File Submission:

Submit files electronically via
FNMA 3.2 format or Image Flow.

Submitting files:

Use Image Flow Bar Codes

Fax #'s: 866-460-7098 / 904-245-7077 / 904-245-7079

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Price Special!!

Improve price .25 for Conf/Govt Refi/Purch's

Minimum FICO score 700

CONFORMING 5YR ARM PRICING

4.50% PAYS (1.126)

Underwriting Turn Times / Conditions

Conventional Loans:

Underwriting loans received:	01/04/10
Reviewing conditions received:	12/31/09

FHA Loans:

Underwriting loans received:	01/04/10
Reviewing conditions received:	01/04/10

Closing / Funding:

Scheduling Closings for:	01/07/10

Lock Expiration Dates

Term	Expiration date	Fixed	ARM
7 day	1/12/2010	**(0.500)**	**(0.375)**
15 day	1/20/2010	**(0.250)**	**(0.200)**
30 day	2/4/2010	0.000	0.000
45 day	2/19/2010	0.200	0.200
60 day	3/6/2010	0.400	0.400

60-day locks for PURCHASE loans only

7-Day Locks: File must be cleared to close

Extension Policy (Subject to change w /o notice)

Un-expired Loans (extended from expiration date)

ONE Extension Only

1 day	Free (business day)
7 days	0.150
14 days	0.300

Expired Loans

Expired 1 - 30 Days "Worse Case" Pricing

Subject to .125 Relock Fee

Account Executives / Pipeline Managers

For specific file questions, contact your underw riter (all other UW questions should go to your Account Executive)

Joanne Fabiano	Manager - West Region	925-683-1364	jfabiano@flcb.com
Jill Romo	Northern California	408-234-3048	jromo@flcb.com
Doug Bland	Northern California	408-510-4484	dbland@flcb.com
Rob Arsenault	Southern California	760-420-4248	rarsenault@flcb.com
Kim Callahan	Pipeline Management	904-245-7039	kcallahan@flcb.com
Dre' Dixon	Pipeline Management	904-245-7059	ddixon@flcb.com

Email Addresses

closingrequest@flcbmortgage.com	Schedule a closing and any closing questions
condoreview@flcbmortgage.com	Condo Review Information
secondary@flcbmortgage.com	Off sheet Pricing / Lock questions

Miscellaneous

** Appraisials Required on Refi's Prior to Underwriting Submission

* Lock desk Hours 10:30 am to 7:00 pm EST

MAX PRICE AFTER ADJUSTMENTS:
CONVENTIONAL: 103
GOVERNMENT: 103.5

MAX TOTAL COMPENSATION IS 4%

MAX TOTAL COMPENSATION FHA STREAMLINES IS 4%

Mortgagee Clause

Florida Capital Bank NA DBA Florida Capital Bank Mortgage
ISAOA, ATIMA
4815 Executive Park Court, Ste 103
Jacksonville, FL 32216

Fee's

Administration Fee:	$795
Flood Cert:	$14
Wire:	$10

Note: This is not the entire list of FLCBM fees.

For the complete list, please refer to the FLCBM Fee Schedule on our website.

State Adjusters

	Conforming / FHA	Arm's
CA	0.00	0.00
WA	-0.05	-0.05
OR	-0.10	-0.10

Experience Makes it Happen!!!

Pricing for rates not listed may be available by calling the Registration Desk. On-line Locks available ONLY for Rates and Prices listed.
Rates shown are current market only and are subject to change, Loans may be locked from 10:30 AM to 7:00 PM EST.
For use by mortgage professionals only and should not be distributed to borrowers.

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Conventional Conforming / Government Fixed Rate

CON30 - 30 day		CON15 - 30 day		CON20 - 30 day		CON10 - 30 day		FHA30 - 30 day		FHA15 - 30 day		FHA 2/1 Buy Down	
4.500	2.517	4.000	2.688	4.500	2.392	4.000	2.438	4.500	2.624	4.250	0.828	4.500	3.124
4.625	1.827	4.125	2.058	4.625	1.702	4.125	1.808	4.625	2.419	4.375	0.238	4.625	2.419
4.750	1.097	4.250	1.207	4.750	0.972	4.250	0.957	4.750	0.576	4.500	(0.507)	4.750	0.576
4.875	0.136	4.375	0.494	4.875	0.011	4.375	0.244	4.875	0.099	4.625	(0.594)	4.875	0.099
4.990	(0.393)	4.500	(0.302)	4.990	(0.518)	4.500	(0.552)	5.000	(0.557)	4.750	(1.143)	5.000	(0.213)
5.125	(0.803)	4.625	(0.772)	5.125	(0.928)	4.625	(1.022)	5.125	(0.777)	4.875	(1.721)	5.125	(0.777)
5.250	(1.461)	4.750	(1.344)	5.250	(1.586)	4.750	(1.594)	5.250	(1.995)	5.000	(1.638)	5.250	(1.995)
5.375	(2.301)	4.875	(1.909)	5.375	(2.426)	4.875	(2.159)	5.375	(2.425)	5.125	(1.502)	5.375	(2.425)
5.500	(2.690)	5.000	(2.305)	5.500	(2.815)	5.000	(2.555)	5.500	(3.137)	5.250	(1.560)	5.500	(2.793)
5.625	(3.022)	5.125	(2.633)	5.625	(3.147)	5.125	(2.883)	5.625	(3.114)	5.375	(1.780)	5.625	(3.114)
5.750	(3.368)			5.750	(3.493)			5.750	(3.616)				
5.875	(3.961)			5.875	(4.086)								

DU Refi Plus

CRP30	30YR
CRP15	15YR
CRP3P	30YR PIW
CRP1P	15YR PIW

Conforming / Government "Jumbo"

CJB30	30yr Conf Jumbo
CJB15	15yr Conf Jumbo
FJB30	30yr FHA Jumbo

GOVERNMENT ADJUSTERS

VA NOW AVAILABLE

Please contact your AE to obtain approval

Currently not offering IRRL's

FHA/VA 620 - 639	1.000
FHA/VA 640 - 659	0.250
VA	0.250
FHA 20YR (priced off 30yr)	0.250
FHA HIGH BALANCE (FJB30) >$417K	1.000

Minimum FICO 660 required for >$417k

Loan Amount

< $75,000	0.500
<$100,000	0.375

HUD Sponsorship # 24653-00003

VA Lender # 630501-00-00

IMPORTANT INFORMATION

FHA minimum FICO score now 620

7-DAY LOCKS!!!
IMPROVE 30-DAY PRICE BY .50
(File must be cleared to close)

15-DAY LOCKS!!!
IMPROVE 30-DAY PRICE BY .25

Holiday Special REFI & PUR >=700 FICO
Improve Price by .25

LOANS MUST BE APPROVED IN UW TO EXTEND

CONFORMING ADJUSTERS (all applicable adjusters are cumulative and must be used) - STATE ADJUSTERS at bottom of Page (YSP)

FNMA Agency Price Adjustments - Terms > 15 yr

LTV's	Credit Score <=619	620 - 639	640 - 659	660 - 679	680-699	700-719	720-739	>=740
<=60	1.000	0.500	0.500	0.000	0.000	-0.250	-0.250	-0.250
60.01 - 70	1.500	1.500	1.250	1.000	0.500	0.500	0.000	0.000
70.01 - 75	3.000	3.000	2.500	2.000	1.000	0.500	0.000	0.000
75.01 - 80	3.000	3.000	3.000	2.500	1.500	0.750	0.250	0.000
80.01 - 85	3.000	3.000	2.750	2.250	1.000	0.500	0.000	0.000
85.01 - 90	3.000	2.750	2.250	1.750	0.750	0.500	0.000	0.000
90.01 - 95	3.000	2.750	2.250	1.750	0.750	0.500	0.000	0.000
DU Refi Plus >15 yr - Improvement to FNMA Agency Price Adjustment								
70.01 - 75				(0.500)	(0.250)	0.000	0.000	0.000
75.01 - 80				(0.750)	(0.750)	(0.250)	(0.250)	0.000
80.01 - 85				NA	(0.250)	0.000	0.000	0.000
85.01 - 95				NA	0.000	0.000	0.000	0.000
FNMA - Cash outs								
<=60	1.250	0.250	0.250	0.250	0.000	0.000	0.000	0.000
60.01 - 70	2.250	1.250	1.250	0.750	0.750	0.625	0.625	0.250
70.01 - 75	2.250	1.250	1.250	0.750	0.750	0.625	0.625	0.250
75.01 - 80	2.750	2.750	2.250	1.500	1.375	0.750	0.750	0.500
80.01 - 85	3.000	3.000	3.000	2.500	2.500	1.500	1.500	0.625

Investment LTV <=70%	1.750
No Escrows:	0.125
Condo LTV >75%:	0.750
2-Units:	1.000
CON30 2/1 Buydown (CBD21):	2.500
FNMA Jumbo (CJB30 - CJB15)	1.000
FNMA Jumbo Cash-out	1.000
Relock Fee	0.125

Loan Amount:	
$50,000 - $74,999:	0.500
$75,000 - $99,999:	0.375

Subordinate Financing:	
LTV>65-75 - CLTV>90-95 FICO<720:	0.500
LTV>65-75 - CLTV>90-95 FICO>=720:	0.250
LTV>75-95 - CLTV>90-95 FICO<720:	0.500
LTV>75-95 - CLTV>90-95 FICO>=720	0.250
LTV>75-90 - CLTV>75-90 FICO<720	0.250
CLTV>95	1.500

Florida Capital Bank Mortgage will not originate Higher Priced Mortgages.
Loans with APRs above the rates below will not be funded.

Locked Week of	Prime Offered Rates 15/20 Yr Fix	30 Yr Fix	5yr Arm
12/14/2009	5.910	6.370	5.020
12/21/2009	5.970	6.500	5.120
12/28/2009	6.040	6.610	5.140
1/4/2010	6.150	6.700	5.200

Refer to the following link for more information.
http://www.ffiec.gov/ratespread/newcalc.aspx

State Adjusters

	Conforming / FHA	Arm's
CA	**0.00**	**0.00**
WA	**-0.05**	**-0.05**
OR	**-0.10**	**-0.10**

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Conventional Conforming ARMS

Conforming ARMS - LIBOR 2.25 Margin

CLA3/1 2/2/6 30-Day		CLA5/1 5/2/5 30-Day		CLA7/1 5/2/5 30-Day			
3.750	0.570	3.500	1.032	4.000	1.051	Index	
3.875	0.044	3.625	0.764	4.125	0.748	1 Y LIBOR	0.970
4.000	(0.323)	3.750	0.409	4.250	0.334		
4.125	(0.509)	3.875	0.051	4.375	0.022		
4.250	(0.662)	4.000	(0.210)	4.500	(0.269)	7-day lock	-0.375
		4.125	(0.399)	4.625	(0.521)	15-day lock	-0.200
		4.250	(0.650)	4.750	(0.826)		
		4.375	(0.900)	4.875	(1.081)	FNMA JUMBO 5YR	
		4.500	(1.126)	5.000	(1.333)	CJB51	1.25
		4.625	(1.094)				
		4.750	(1.275)				

CONFORMING ARM ADJUSTERS - Use Conforming Fixed Rate Adjustments located on page 2

Goverment ARMS

FHA JUMBO - FJB51	1.000
FHA 620 - 639	1.000
FHA 640 - 659	0.250
FHA >=660	0.000
Loan Amount	
< $75,000	0.500
<$100,000	0.375

7-day lock	-0.375
15-day lock	-0.200

FHA51 30 Day	
3.875	1.280
4.000	0.787
4.125	0.582
4.250	0.299
4.375	(0.165)
4.500	(0.605)
4.625	(0.854)
4.750	(1.093)

Index 1 YR UST 0.470

FHA 5/1 ARM		
BOX A	**BOX B**	**BOX C**
First Pmt Date	1st Pmt Change	Intital Adj Months
11/1/2009	1/1/2015	62
12/1/2009	4/1/2015	64
1/1/2010	4/1/2015	63
2/1/2010	4/1/2015	62

ARM PLAN:	251
CAPS	1/1/5
Margin	2.25

State Adjusters

	Conforming / FHA	Arm's
CA	**0.00**	**0.00**
WA	**-0.05**	**-0.05**
OR	**-0.10**	**-0.10**