

# LMI BONUS

## 1.00% <sup>\*\*</sup>

Available for:

*St. Louis Conforming,  
St. Louis Jumbo Conforming*

### Now Available for both Purchase and Refinance Loans

Please see the chart below to see if your Property and Borrowers Qualify!!!

\*Subject Property must be located in the MSA and qualify for either LMI Census Tract or LMI Household Income. If both Income and Census Tract Qualifies, the lower of the two bonuses apply.

County	MSA #	State	Total Family Monthly Income	Loan Amount ≤ \$300,000				Loan Amount \$300,001 to \$499,999			
				Purchase		Refinance		Purchase		Refinance	
				Income	LMI Census Tract	Income	LMI Census Tract	Income	LMI Census Tract	Income	LMI Census Tract
Los Angeles	31084	CA	\$3,986	0.500	1.000	0.750	0.750	0.250	0.750	0.500	0.500
Alameda / Contra Costa	36084	CA	\$5,740	0.500	0.750	0.750	0.750	0.250	0.500	0.500	0.500
Riverside / San Bernardino	40140	CA	\$4,133	0.500	1.000	0.500	0.750	0.250	0.750	0.250	0.500
Sacramento / Placer / Yolo	40900	CA	\$4,733	0.500	0.500	0.500	0.750	0.250	0.250	0.250	0.500
Santa Clara	41940	CA	\$6,520	0.500	0.750	0.750	0.750	0.250	0.500	0.500	0.500
Orange	42044	CA	\$5,606	0.250	0.500	0.500	0.500	0.250	0.250	0.250	0.250

\*\*Bonus may vary depending on loan amount, purpose, MSA #, etc.



**ALL HOME LENDING, INC.**  
Wholesale Mortgage Banker

All Home Lending, Inc.  
6131 Orangethorpe Ave., #270  
Buena Park, CA 90620  
Phone: 714.670.1555  
Fax: 714.670.1233  
www.ahlmtg.com

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All loans must meet AHL's guidelines regardless of credit score.

CA DRE license 01524293 - CFL license 603D829 - Washington license 520-CL-31003



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6131 Orangethorpe Avenue, Suite 270  
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 Transbox: Orange 1250  
 Effective Date: 12/1/08 9:06 AM

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Phone: 714-670-1555  
 Main Fax: 714-670-1233  
 Lock Fax: 714-670-1181  
 Lock Cut Off: 2:00 P.M.

## ST. LOUIS CONFORMING

Code: SLC30 12 Days		Code: SLC15 12 Days		Code: SLC31 12 Days		Code: SLC51 12 Days		Code: SLC71 12 Days		Code: SLC101 12 Days	
30 Year Fixed		15 Year Fixed		3/1 Arm		5/1 Arm		7/1 Arm		10/1 Arm	
Rate	No PP	Rate	No PP	Rate	No PP	Rate	No PP	Rate	No PP	Rate	No PP
5.125%	0.000	4.875%	0.125	5.875%	0.125	5.750%	0.375	5.875%	0.375	6.250%	0.625
5.250%	(0.375)	5.000%	(0.250)	6.000%	0.000	5.875%	0.000	6.000%	0.125	6.375%	0.125
5.375%	(0.750)	5.125%	(0.625)	6.125%	(0.125)	6.000%	(0.375)	6.125%	(0.125)	6.500%	(0.125)
5.500%	(1.125)	5.250%	(0.875)	6.250%	(0.250)	6.125%	(0.500)	6.250%	(0.250)	6.625%	(0.375)
5.625%	(1.500)	5.375%	(1.000)	6.375%	(0.500)	6.250%	(0.625)	6.375%	(0.375)	6.750%	(0.625)
5.750%	(1.625)	5.500%	(1.375)	6.500%	(0.625)	6.375%	(0.875)	6.500%	(0.625)	6.875%	(1.000)
5.875%	(1.750)	5.625%	(1.500)	6.625%	(0.750)	6.500%	(1.000)	6.625%	(0.875)	7.000%	(1.250)
6.000%	(1.875)	5.750%	(1.750)	6.750%	(1.125)	6.625%	(1.250)	6.750%	(1.000)	7.125%	(1.375)

40 Year, 20 Year, & 10 Year Fixed Available

## ST. LOUIS CONFORMING INTEREST ONLY

Code: SLC30IO 12 Days		Code: SLC31IO 12 Days		Code: SLC51IO 12 Days		Code: SLC71IO 12 Days		Code: SLC101IO 12 Days		Check Out Our Interest Only !!!
30 Year Fixed IO		3/1 Arm IO		5/1 Arm IO		7/1 Arm IO		10/1 Arm IO		
Rate	No PP	Rate	No PP	Rate	No PP	Rate	No PP	Rate	No PP	
6.375%	0.125	5.875%	0.125	5.750%	0.375	6.000%	0.250	6.250%	0.625	
6.500%	0.000	6.000%	0.000	5.875%	0.125	6.125%	0.125	6.375%	0.250	
6.625%	(0.250)	6.125%	(0.125)	6.000%	(0.250)	6.250%	0.000	6.500%	(0.125)	
6.750%	(0.375)	6.250%	(0.250)	6.125%	(0.500)	6.375%	(0.250)	6.625%	(0.375)	
6.875%	(0.500)	6.375%	(0.375)	6.250%	(0.625)	6.500%	(0.500)	6.750%	(0.750)	
7.000%	(0.875)	6.500%	(0.500)	6.375%	(0.750)	6.625%	(0.625)	6.875%	(1.000)	
7.125%	(1.000)	6.625%	(0.625)	6.500%	(1.000)	6.750%	(0.875)	7.000%	(1.250)	
7.250%	(1.125)	6.750%	(1.125)	6.625%	(1.125)	6.875%	(1.125)	7.125%	(1.375)	

## Conforming Fee Adjustments

Adjustments				N/O/O Adjustments			
No Impounds	0.250	2 Unit	1.000	N/O/O, LTV ≤ 75%	1.750		
LTV > 90%	0.250	3-4 Units	1.000	N/O/O, LTV 75.01 - 80%	3.000		
Int. Only, Fico < 680	0.125	Loan Amount ≥ \$100K - \$150K	0.125	N/O/O, LTV > 80%	3.750		
Int. Only Fixed, LTV > 90%	0.125	Non DU, 2nd Home & C/O w/ LTV/CLTV > 75%	0.125				
Fico < 620	0.500	Non DU, N/O/O & Refi w/ LTV/CLTV > 75%	0.125				
Subordinate Financing				Index and Margin		Caps	
Non-Int. Only, CLTV > 75%, Fico < 720	1.000	Int. Only, CLTV > 75%, Fico ≥ 720	0.750	Base Margin :	2.250	3/1 Arm :	2/2/6
Non-Int. Only, CLTV > 75%, Fico ≥ 720	0.500	Int. Only, CLTV > 75%, Fico < 720	1.250	1 Yr Libor Index :	2.840	5/1, 7/1, 10/1 Arm :	5/2/5

## FICO/LTV (> 15 Yr Term)

FICO/LTV	≤ 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	0.250	0.250
680-699	0.000	0.500	0.500	1.000	0.500	0.250	0.250
660-679	0.000	0.500	1.250	1.750	1.500	1.000	1.000
640-659	0.000	0.500	1.750	2.250	2.000	1.500	1.500
620-639	0.000	0.750	2.500	2.750	2.750	2.250	2.250
< 620	0.000	0.750	2.750	2.750	2.750	2.750	2.750

## Cash Out (All Loan Terms)

FICO/LTV	≤ 60	60.01-75	75.01-80	80.01-85
740+	0.000	0.000	0.250	0.375
720-739	0.000	0.125	0.500	1.000
700-719	0.000	0.125	0.500	1.000
680-699	0.000	0.250	0.875	2.000
660-679	0.000	0.250	1.000	2.000
640-659	0.000	0.750	1.750	2.500
620-639	0.000	0.750	2.250	2.500
< 620	1.000	1.750	2.750	3.000

## MATRIX - Conforming Fixed & Arm

Full/Alt Doc							Notes		
Occupancy	Units	Fixed		Arm		Interest Only		AUS Approval : Minimum 580 Fico for Fixed & Arm Minimum 620 Fico for Interest Only	2nd Homes & N/O/O : Maximum 4 Financed Properties Including Subject Property or \$2 Million Whichever is Less
		Pur/R&T	C/O	Pur/R&T	C/O	Pur/R&T	C/O		
Owner-Occupied	1	90/90	85/85	90/90	85/85	90/90	85/85	0 x 60 Mtg/Rental Late w/in the Past 12 Months BK w/in the Past 2 Years Are Not Eligible Foreclosures w/in the Past 5 Years Are Not Eligible	Manual U/W : More Restrictive Guideline Requirements
	2					90/90	85/85		
	3-4	80/80	75/75	80/80	75/75	80/80	75/75		
2nd Home	1	90/90	85/85	90/90	85/85	90/90	85/85	Loans Requiring MI Must Follow More Restrictive Guidelines : LTV/CLTV, Fico, Property Type, DTI, Credit History, Etc.	Declining Market Restrictions May Differ When MI is Required
Non-Owner	1	85/85	85/85	85/85	85/85	85/85	70/70		
	3-4	75/75	70/70	75/75	70/70	N/A	N/A		

LTV > 80% : Declining Market Policy May Apply  
Only When MI Is Required

Reduced Documentation - AUS Approval Required

LTV > 80% : MI Required - Must Follow More Restrictive Guidelines

No Declining Market Restrictions for LTV ≤ 80%



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MIAMI CONFORMING											
Code: MIC30 12 Days		Code: MIC15 12 Days		Code: MIC31 12 Days		Code: MIC51 12 Days		Code: MIC71 12 Days		Code: MIC101 12 Days	
30 Year Fixed		15 Year Fixed		3/1 Arm		5/1 Arm		7/1 Arm		10/1 Arm	
Rate	No PP	Rate	No PP	Rate	No PP	Rate	No PP	Rate	No PP	Rate	No PP
5.250%	0.000	5.375%	(0.750)	5.750%	1.875	5.750%	1.125	6.000%	1.250	6.125%	2.125
5.375%	(0.500)	5.500%	(1.000)	5.875%	1.750	5.875%	0.875	6.125%	0.875	6.250%	1.750
5.500%	(0.875)	5.625%	(1.250)	6.000%	1.500	6.000%	0.500	6.250%	0.500	6.375%	1.375
5.625%	(1.125)	5.750%	(1.500)	6.125%	1.375	6.125%	0.250	6.375%	0.125	6.500%	1.000
5.750%	(1.375)	5.875%	(1.625)	6.250%	1.125	6.250%	0.000	6.500%	(0.250)	6.625%	0.625
5.875%	(1.625)	6.000%	(1.250)	6.375%	1.000	6.375%	(0.250)	6.625%	(0.625)	6.750%	0.500
6.000%	(1.500)	6.125%	(1.375)	6.500%	0.750	6.500%	(0.500)	6.750%	(0.875)	6.875%	0.250
6.125%	(1.750)	6.250%	(1.625)	6.625%	0.625	6.625%	(0.625)	6.875%	(1.250)	7.000%	0.000

40 Year, 20 Year, & 10 Year Fixed Available

MIAMI CONFORMING INTEREST ONLY									
Code: MIC30IO 12 Days		Code: MIC31IO 12 Days		Code: MIC51IO 12 Days		Code: MIC71IO 12 Days		Code: MIC101IO 12 Days	
30 Year Fixed IO		3/1 Arm IO		5/1 Arm IO		7/1 Arm IO		10/1 Arm IO	
Rate	No PP	Rate	No PP	Rate	No PP	Rate	No PP	Rate	No PP
5.875%	0.375	5.750%	2.000	5.750%	1.375	6.000%	1.500	6.125%	2.375
6.000%	(0.125)	5.875%	1.875	5.875%	1.000	6.125%	1.125	6.250%	2.000
6.125%	(0.125)	6.000%	1.625	6.000%	0.750	6.250%	0.750	6.375%	1.625
6.250%	(0.375)	6.125%	1.375	6.125%	0.500	6.375%	0.375	6.500%	1.250
6.375%	(0.500)	6.250%	1.250	6.250%	0.250	6.500%	0.000	6.625%	0.875
6.500%	(0.875)	6.375%	1.000	6.375%	0.000	6.625%	(0.375)	6.750%	0.625
6.625%	(0.750)	6.500%	0.875	6.500%	(0.250)	6.750%	(0.625)	6.875%	0.500
6.750%	(1.000)	6.625%	0.625	6.625%	(0.500)	6.875%	(1.000)	7.000%	0.250

Check Out Our Interest Only !!!

Conforming Fee Adjustments									
Adjustments			N/O/O Adjustments			FICO/LTV Cash Out (All Loan Terms)			
No Impounds (CA properties)*	0.125	N/O/O, LTV ≤ 75%	2.000	Fico/LTV	≤ 60	60.01-75	75.01-80	80.01-90	
2 Unit	1.000	N/O/O, LTV 75.01 - 80%	3.250	740+	0.000	0.000	0.250	0.375	
3-4 Units	1.000	N/O/O, LTV > 80%	4.000	700-739	0.000	0.125	0.500	1.000	
LTV > 90%	0.250	3-4 Units, N/O/O ≤ 75% (Fixed Only)	2.000	660-699	0.000	0.250	1.000	2.000	
<b>Subordinate Financing</b>			3-4 Units, N/O/O 75.01-80% (Fixed Only)	4.250	620-659	0.000	0.750	2.250	2.500
Non-Int. Only, CLTV 75.01-95%	1.000	3-4 Units, N/O/O (ARM Only)	2.000	< 620	1.000	1.750	2.750	3.000	
Int. Only, CLTV 75.01-95%, Fico ≥ 720	0.750			*0.25 for other States					
Int. Only, CLTV 75.01-95%, Fico < 720	1.250								

FICO/LTV (> 15 Yr Term)							
FICO/LTV	≤ 60	60.01-70	70.01-75	75.01-80	80.01-85	85.01-90	90.01-95
740+	(0.375)	0.000	0.000	0.000	0.125	0.000	0.000
720-739	(0.250)	0.000	0.000	0.375	0.250	0.000	0.000
700-719	(0.250)	0.500	0.500	0.875	0.750	0.500	0.500
680-699	0.000	0.625	0.750	1.375	0.875	0.750	0.750
660-679	0.125	0.625	1.500	2.125	1.875	1.500	1.500
640-659	0.125	0.750	2.125	2.750	2.500	2.125	2.125
620-639	0.125	1.000	2.875	3.500	3.250	2.875	2.875
< 620	0.250	1.125	3.250	3.250	3.250	3.375	3.375

15 Yr Term Adjustments				
FICO/LTV	≤ 60	60.01-75	75.01-85	85.01-95
740+	(0.125)	0.000	0.125	0.000
700-739	0.000	0.000	0.375	0.000
680-699	0.000	0.250	0.875	0.250
660-679	0.125	0.250	0.875	0.250
620-659	0.125	0.375	1.000	0.375
< 620	0.250	0.500	0.500	0.625

Index and Margin		Caps	
Base Margin :	2.250	3/1 Arm :	2/2/6
1 Yr Libor Index :	2.84	5/1, 7/1, 10/1 Arm :	5/2/5

MATRIX - Conforming Fixed & Arm							
Full/Alt Doc						Notes	
Occupancy	Units	Fixed		Arm		Interest Only	
		Pur/R&T	C/O	Pur/R&T	C/O	Pur/R&T	C/O
Owner-Occupied	1	90/90	90/90	90/90	90/90	90/90	90/90 <sup>1</sup>
	2					N/A	N/A
	3-4	80/80	75/75	80/80	75/75	80/80	75/75
2nd Home	1	90/90	80/90	90/90	80/90	90/90	80/90 <sup>1</sup>
Non-Owner	1	80/90	80/85	80/90	80/85		
	2					N/A	N/A
	3-4	75/75	70/70	75/75	70/70		

\*Extension policy for Miami Conf Fixed and ARM: Minimum 10 day extension with an adjustment of 0.250

**NEW PRODUCT!!!**

**Higher Bonuses for Low LTV & High FICO's!!!!**

LTV > 80% : Declining Market Policy May Apply Only When MI Is Required

LTV > 80% : MI Required - Must Follow More Restrictive Guidelines

**No Declining Market Restrictions for LTV ≤ 80%**

**Full Documentation Required**

All rates, fees, and guidelines are subject to change without notice.



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**No Add For Stated Income (w/AUS Approval)  
VOE OK!**

**NEW YORK CONFORMING**

Program Code : NYC30			Program Code: NYC30IO			Program Code: NYC15			Program Code : NYC51			Program Code: NYC71		
30 Year Fixed			30 Year Fixed I.O.			15 Year Fixed			5/1 Arm			7/1 Arm		
Rate	12 Days	21 Days	Rate	12 Days	21 Days	Rate	12 Days	21 Days	Rate	12 Days	21 Days	Rate	12 Days	21 Days
5.375%	0.000	0.125	7.750%	1.875	2.000	5.375%	0.125	0.250	6.125%	1.000	1.125	6.375%	1.750	1.875
5.500%	(0.250)	(0.125)	7.875%	1.500	1.625	5.500%	(0.125)	0.000	6.250%	0.750	0.875	6.500%	1.250	1.375
5.625%	(0.750)	(0.625)	8.000%	1.125	1.250	5.625%	(0.375)	(0.250)	6.375%	0.625	0.750	6.625%	1.000	1.125
5.750%	(1.125)	(1.000)	8.125%	0.875	1.000	5.750%	(0.750)	(0.625)	6.500%	0.375	0.500	6.750%	0.875	1.000
5.875%	(1.500)	(1.375)	8.250%	0.500	0.625	5.875%	(0.750)	(0.625)	6.625%	0.125	0.250	6.875%	0.625	0.750
6.000%	(1.500)	(1.375)	8.375%	0.125	0.250	6.000%	(0.750)	(0.625)	6.750%	0.000	0.125	7.000%	0.375	0.500
6.125%	(1.500)	(1.375)	8.500%	0.250	0.375	6.125%	(0.750)	(0.625)	6.875%	(0.250)	(0.125)	7.125%	0.125	0.250
6.250%	(1.750)	(1.625)	8.625%	0.000	0.125	6.250%	(1.125)	(1.000)	7.000%	(0.375)	(0.250)	7.250%	(0.250)	(0.125)
6.375%	(2.125)	(2.000)	8.750%	(0.375)	(0.250)	6.375%	(1.125)	(1.000)	<b>Other Terms Available</b>			Caps :	5 / 2 / 5	
6.500%	(2.125)	(2.000)	8.875%	(0.625)	(0.500)	6.500%	(1.125)	(1.000)				Margin :	2.375	
6.625%	(2.125)	(2.000)	9.000%	(0.750)	(0.625)	6.625%	(1.125)	(1.000)				Index :	2.774	

**Fee Adjustments**

Adjustments	Fico Adjustments ( 30 Yr Fixed & 30 Yr. I.O. Only)	Subordinate Financing	
Interest Only (Arms)	0.250	Fico / LTV	
No Impounds	0.125	< 80	
LTV > 90%	0.250	80 - 90	
2 Units	1.000	> 90	
3-4 Units	1.000	<b>Fico Bonus (30 Yr Fixed &amp; 30 Yr I.O. Only)</b>	
LTV > 90% (30 Yr I.O. Only)	1.250	Fico ≥ 620 - 659	0.000
LTV < 90% (30 Yr I.O. Only)	1.000	< 620	0.375
LTV > 65% (30 Yr I.O. Only w/2nd TD)	0.250	80 - 90	1.000
Loan Amount ≥ \$100K - \$150K	0.125	> 90	1.750
Fico < 620	0.500	<b>Fico Bonus (30 Yr Fixed &amp; 30 Yr I.O. Only)</b>	
		Fico ≥ 700, LTV < 60%	(0.250)
		Fico ≥ 700, LTV ≥ 60% < 80%	(0.125)
		<b>Non-Owner Adjustments</b>	
		1-4 Units, LTV ≤ 75%	1.750
		1-2 Units, LTV > 75% - 80%	3.000
		1-2 Units, LTV > 80% - 90%	3.750

**No Fico - Same As Fico < 620  
Reduced Documentation Available w/AUS Approval**

**FICO/LTV  
( > 15 Yr Term)**

FICO/LTV	≤ 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	0.250	0.250
680-699	0.000	0.500	0.500	1.000	0.500	0.250	0.250
660-679	0.000	0.500	1.250	1.750	1.500	1.000	1.000
640-659	0.000	0.500	1.750	2.250	2.000	1.500	1.500
620-639	0.000	0.750	2.500	2.750	2.750	2.250	2.250
< 620	0.000	0.750	2.750	2.750	2.750	2.750	2.750

**Cash Out**

FICO/LTV	60.01-75	75.01-80	80.01-85	85.01-90
740+	0.000	0.250	0.375	0.375
720-739	0.125	0.500	1.000	0.500
700-719	0.125	0.500	1.000	0.500
680-699	0.250	0.875	2.000	1.500
660-679	0.250	1.000	2.000	1.500
640-659	0.750	1.750	2.500	2.000
620-639	0.750	2.250	2.500	2.000
< 620	1.750	2.750	3.000	3.000
Cash Out LTV ≤ 60 and FICO < 620				1.000

**MATRIX**

Full/Alt Doc								Notes	
Occupancy	Units	Fixed & Arm		Fixed Int. Only		Arm Int. Only		Pur/R&T	C/O
		Pur/R&T	C/O	Pur/R&T	C/O	Pur/R&T	C/O		
Owner-Occupied	1	90/90	85/85	90/90	85/85	90/90	85/85	AUS Approval : Minimum 580 Fico for Fixed & Arm Minimum 620 Fico for Interest Only <sup>1</sup> LTV > 80% : Minimum 680 Fico Even w/AUS Approval Fixed, Fixed I.O., & Arms : Qualify at Amortized Note Rate Arm Int. Only : Qualify at Higher of Amortized Note Rate or Fully Indexed Rate (Margin+Index) 2nd Homes & N/O/O : Maximum 4 Financed Properties Including Subject Property or \$2 Million Whichever is Less 0 x 60 Mtg/Rental Late w/in the Past 12 Months BK w/in the Past 2 Years Are Not Eligible Foreclosures w/in the Past 5 Years Are Not Eligible Manual U/W : More Restrictive Guideline Requirements Loans Requiring MI Must Follow More Restrictive Guidelines : LTV/CLTV, Fico, Property Type, DTI, Credity History, Etc. Declining Market Restrictions May Differ When MI is Required	
	2			N/A	N/A	N/A	N/A		
	3-4	80/80	75/75	N/A	N/A	N/A	N/A		
2nd Home	1	90/90 <sup>1</sup>	85/85 <sup>1</sup>	90/90 <sup>1</sup>		90/90 <sup>1</sup>			
		80/80	80/80	80/80	75/75	80/80	75/75		
Non-Owner	1	85/85	85/85	N/A	N/A	85/85	70/70		
	2								
	3-4	75/75	70/70	N/A	N/A	N/A	N/A		

**LTV > 80% : Declining Market Policy May Apply Only When MI Is Required**

**LTV > 80% : MI Required - Must Follow More Restrictive Guidelines**

**No Declining Market Restrictions for LTV ≤ 80%**

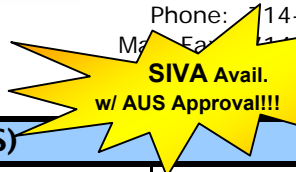
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**ST. LOUIS JUMBO CONFORMING (STIMULUS)**

Code: SLCJ30 12 Days		Code: SLCJ30IO 12 Days		Code: SLCJ15 12 Days		No Declining Market Restrictions for LTV ≤ 80%	Code: SLCJ51 12 Days		Code: SLCJ51IO 12 Days	
30 Year Fixed		30 Year Fixed IO		15 Year Fixed			5/1 Arm		5/1 Arm IO	
Rate	No PP	Rate	No PP	Rate	No PP		Rate	No PP	Rate	No PP
5.500%	0.125	6.500%	0.750	5.375%	0.250	6.250%	0.125	6.250%	0.250	
5.625%	(0.250)	6.625%	0.625	5.500%	0.000	6.375%	0.000	6.375%	0.000	
5.750%	(0.375)	6.750%	0.500	5.625%	(0.125)	6.500%	(0.250)	6.500%	(0.125)	
5.875%	(0.500)	6.875%	0.375	5.750%	(0.250)	6.625%	(0.375)	6.625%	(0.375)	
6.000%	(0.625)	7.000%	0.250	5.875%	(0.250)	6.750%	(0.875)	6.750%	(0.750)	
6.125%	(0.750)	7.125%	0.125	6.000%	(0.375)	6.875%	(1.000)	6.875%	(0.875)	
6.250%	(0.875)	7.250%	0.000	6.125%	(0.500)	7.000%	(1.125)	7.000%	(1.125)	
6.375%	(1.000)	7.375%	(0.125)	6.250%	(0.625)	7.125%	(1.250)	7.125%	(1.250)	

Adjustments				Subordinate Financing			
30 Yr Fixed, LTV/CLTV > 75%	0.250	No Impound	0.250	Non-Int. Only, CLTV > 75%, Fico ≥ 720	0.500		
30 Yr Fixed, Fico < 700	0.250	Arm & Arm I.O., LTV/CLTV > 75%	0.750	Non-Int. Only, CLTV > 75%, Fico < 720	1.000		
30 Yr Fixed I.O., LTV/CLTV > 75%	0.500	Interest Only Arm, Fico < 680	0.125	Int. Only, CLTV > 75%, Fico ≥ 720	0.750		
30 Yr Fixed I.O., Fico < 700	0.500	2 Unit	1.250	Int. Only, CLTV > 75%, Fico < 720	1.250		
30 Yr Fixed I.O., LTV/CLTV ≤ 75% & Fico ≥ 700	0.250	Non DU, 2nd Home & C/O w/ LTV/CLTV > 75%	0.125	<b>Index and Margin Caps</b>			
Rate/Term LTV/CLTV > 75%	0.500	Non DU, N/O/O & Refi w/ LTV/CLTV > 75%	0.125	Base Margin :	2.250	5/1 Arm :	5/2/5
Non-Owner	1.750			1 Yr Libor Index :	2.840		

FICO/LTV (> 15 Yr Term)						
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	0.500	0.250
680-699	0.000	0.500	0.500	1.000	0.500	0.250
660-679	0.000	0.500	1.250	1.750	1.500	1.000

Cash Out (All Loan Terms)		
	≤ 60%	60.01 - 75
700 - 739	0.000	0.125
660 - 699	0.000	0.250
Cash-Out (in addition to C/O : FICO/LTV adj)		1.000

MATRIX	All Products - AUS & Manual Underwrite <sup>4</sup>						5/1 Arm Interest Only - Manual Underwrite					
	Purchase & Rate/Term			Cash-Out <sup>1,2</sup>			Purchase			Rate/Term		
	Units	LTV/CLTV	Fico	Units	LTV/CLTV	Fico	Units	LTV/CLTV	Fico	Units	LTV/CLTV	Fico
Owner Occupied	1	90/90	700	1	75/75	720	1	80/80	660	1	75/95	660
2nd Home	1	60/60	660	1	N/A	N/A	1	60/60	660	1	60/60	660
Non-Owner Occupied <sup>3</sup>	1	60/60 <sup>3</sup>	660	1	N/A	N/A	1	60/60 <sup>3</sup>	660	1	60/60 <sup>3</sup>	660

<sup>1</sup> Max Cash-Out : \$100,000	Full Doc Only (SISA Available with AUS Plus Approval)
<sup>2</sup> Cash-Out : Interest Only Available with AUS Plus Approval Only	DTI : Maximum 45%
<sup>3</sup> N/O/O : 30 Year Fixed I.O. Not Available	Qualifying Rate : All Fully Amortized
<sup>4</sup> Fixed Rate Interest Only : Must Receive AUS Approval	Fixed or 30 Year I.O. : Note Rate
Gift Permitted w/5% Contribution of Borrower's Own Funds for O/O and 2nd Home	5/1 Arm : Higher of Note Rate or Fully Indexed Rate
Seller Contribution : O/O & 2nd Home - 3% / N/O/O - 2%	5/1 Arm I.O. : Higher of Note Rate or Fully Indexed Rate
Max. of 4 Financed Properties Including Primary Residence Regardless of Occupancy	Reserves : O/O = 2 Mo. PITI / 2nd Home & N/O/O = 6 Mo. PITI
Appraisals w/Supervision By a 'Supervisory' or 'Review' Appraiser Are Not Allowed	Assets : N/O/O - 3 Months Bank Strmts or VOD w/3 Months Average Required
Field Review Required for Value ≥ \$1 Mil and LTV/CLTV ≥ 75%	No Mortgage/Rental Lates w/in the Past 12 Months (Rating is Mandatory)
Non-Warrantable Condos Are Not Allowed	All Derogatory or Late Payments Require an Acceptable Written Explanation
Full Review Required for Attached Condos & PUDs	6 Months Seasoning Required for Refinances (6 Payments Must Have Been Made)
<b>LTV &gt; 80% : MI Required - Must Follow More Restrictive Guidelines</b>	<b>LTV &gt; 80% : Declining Market Policy May Apply Only When MI Is Required</b>

**NEW YORK JUMBO CONFORMING (STIMULUS)**

Program Code: NYCJ30 30 Year Fixed			Program Code: NYCJ15 15 Year Fixed			Fee Adjustments FICO/LTV (> 15 Yr Term)						
Rate	12 Day	21 Day	Rate	12 Day	21 Day	FICO/LTV	≤ 60	60.01-70	70.01-75	75.01-80	80.01-85	85.01-90
7.000%	0.750	0.875	6.250%	0.875	1.000	740+	(0.250)	0.000	0.000	0.250	0.250	0.000
7.125%	0.375	0.500	6.375%	1.500	1.625	720-739	(0.250)	0.000	0.500	1.000	0.250	0.000
7.250%	0.000	0.125	6.500%	1.125	1.250	700-719	(0.250)	0.500	0.500	1.000	0.750	0.500
7.375%	(0.375)	(0.250)	6.625%	0.875	1.000	680-699	0.250	0.750	0.750	1.250	N/A	N/A
7.500%	(0.375)	(0.250)	6.750%	0.500	0.625	660-679	0.250	0.750	1.500	2.000	N/A	N/A
7.625%	(0.375)	(0.250)	6.875%	0.250	0.375	No Impounds		0.125	Cash Out		1.000	
7.750%	(0.750)	(0.625)	7.000%	(0.125)	0.000	N/O/O		1.750	All CLTV & FICO < 720		0.250	
7.875%	(1.125)	(1.000)	7.125%	(0.500)	(0.375)	Rate & Term, LTV > 75%		0.500				

MATRIX							Notes
Occupancy	Purchase & Rate/Term			Cash-Out (\$100,000)			
	Units	LTV/CLTV	Fico	Units	LTV/CLTV	Fico	
Owner Occupied	1	90/90	700	1	75/75	660	Full Doc (Manual Underwrite)
2nd Home	1	60/60	660	1	N/A	N/A	Maximum DTI : 45%
Non-Owner Occupied	1	60/60	660	1	N/A	N/A	Reserves : O/O = 2 Mo. PITI / 2nd Home & N/O/O = 6 Mo. PITI
<b>LTV &gt; 80% : Declining Market Policy May Apply Only When MI Is Required</b>							No Mortgage/Rental Lates w/in the Past 12 Months
<b>LTV &gt; 80% : MI Required Must Follow More Restrictive Guideline</b>							6 Month Seasoning Required for Rate/Term
<b>Piggyback Available</b>							5% of Borrower's Own Funds Required for O/O & 2nd Home
<b>For County Stimulus Limits : <a href="https://entp.hud.gov/idapp/html/hicostlook.cfm">https://entp.hud.gov/idapp/html/hicostlook.cfm</a></b>							Maximum of 4 Financed Properties or \$2 Mil in Total Loan Amount
							Field Review Required for Value ≥ \$1 Mil and LTV/CLTV ≥ 75%
							Non-Warrantable Condos Are Not Allowed
							Condos : Full Project Review w/2 Comps Outside of Project

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**ALL HOME LENDING, INC.**  
Wholesale Mortgage Banker

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Buena Park, CA 90620  
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Lock Fax: 714-670-1181  
Lock Cut Off: 2:00 P.M.

FHA				GOV'T LOANS			FHA STIMULUS	
Code: FHA30 21 Days		Code: FHA15 21 Days		<b>Fee Adjustments</b>			Code: FHAS30 21 Days	
<b>30 Year Fixed</b>		<b>15 Year Fixed</b>					<b>30 Year Fixed</b>	
Rate	No PP	Rate	No PP	FICO 600 - 619	0.250		Rate	No PP
5.750%	0.000	6.250%	(0.375)	FICO 580 - 599	1.000		6.875%	1.125
5.875%	(0.500)	6.375%	(0.375)	FICO 550 - 579	1.750		7.000%	0.750
6.000%	(1.250)	6.500%	(0.375)	\$70K ≤ Loan Amount ≤ \$100K	0.125		7.125%	0.375
6.125%	(1.375)	6.625%	(0.375)	California Properties	0.125		7.250%	0.000
6.250%	(1.375)	6.750%	(0.375)				7.375%	1.750
6.375%	(1.375)	6.875%	(0.375)				7.500%	1.375
6.500%	(1.375)	7.000%	(1.000)				7.625%	1.125
6.625%	(1.500)	7.125%	(1.000)	For Loan Amt < \$70K - Call Lock Desk			7.750%	0.375
6.750%	(1.500)	7.250%	(1.375)	<b>County Loan Limits:</b>			7.875%	0.125
6.875%	(1.500)	7.375%	(1.625)	<b>Los Angeles and Orange</b>			8.000%	(0.250)
7.000%	(1.500)	7.500%	(2.000)	<b>(Call for Other Counties)</b>				
				<u>Units</u>	<u>Loan Amount</u>	<u>Stimulus Ln Limit</u>		
				1	\$362,790	<b>\$729,750</b>		
				2	\$464,449	<b>\$934,200</b>		
				3	\$561,411	<b>\$1,129,250</b>		
				4	\$697,696	<b>\$1,403,400</b>		
Minimum 580 Fico for Manual U/W Minimum 540 w/AUS Approval							<b>AUS Submission Required</b>	

**Declining Market  
Does Not Apply  
for  
FHA or FHA Stimulus**

PREMIUM FHA									
Code: PFHA30 21 Days		Code: PFHA15 21 Days		<b>Fee Adjustments</b>			Declining Market Restrictions May Apply -May Be Waived w/Appraisal Review-		
<b>30 Year Fixed</b>		<b>15 Year Fixed</b>					<b>County Loan Limits:</b>		
Rate	No PP	Rate	No PP	FICO 600 - 619	0.250		<b>Los Angeles and Orange</b>		
5.500%	(0.625)	4.500%	2.000	FICO 580 - 599	1.000		<b>(Call for Other Counties)</b>		
5.625%	(0.250)	5.000%	0.000	FICO 550 - 579	2.000				
5.750%	(0.625)	5.500%	(1.125)	\$70K ≤ Loan Amount ≤ \$100K	0.125				
5.875%	(0.750)	6.000%	(1.375)	California Properties	0.125				
6.000%	(1.500)	6.500%	(1.625)				<u>Units</u>	<u>Loan Amount</u>	
6.125%	(1.250)	<b>FHA Rates!!!</b>					1	\$362,790	
6.250%	(1.625)			2	\$464,449				
6.375%	(1.000)			3	\$561,411				
6.500%	(1.750)			4	\$697,696				
6.625%	(1.375)						Minimum 580 Fico for Manual U/W, C/O, or DTI > 43%		
6.750%	(1.875)						Minimum 550 Fico w/AUS Approval for Pur & R/T		

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## MIAMI JUMBO

Code: MIJ30 12 Days		Code: MIJ30IO 12 Days		Code: MIJ15 12 Days		Code: MIJ31 12 Days		Code: MIJ51 12 Days		Code: MIJ71 12 Days	
30 Year Fixed		30 Year Fixed I.O.		15 Year Fixed		3/1 ARM		5/1 ARM		7/1 ARM	
Rate	No PP	Rate	No PP	Rate	No PP	Rate	No PP	Rate	No PP	Rate	No PP
7.125%	2.625	7.125%	3.125	7.000%	4.000	5.500%	4.250	6.250%	2.625	6.375%	3.375
7.250%	2.125	7.250%	2.625	7.125%	3.750	5.625%	3.875	6.375%	2.375	6.500%	3.000
7.375%	1.625	7.375%	2.125	7.250%	3.375	5.750%	3.500	6.500%	2.000	6.625%	2.500
7.500%	1.000	7.500%	1.500	7.375%	2.750	5.875%	3.125	6.625%	1.625	6.750%	2.000
7.625%	0.500	7.625%	1.000	7.500%	2.250	6.000%	2.750	6.750%	1.250	6.875%	1.625
7.750%	0.000	7.750%	0.500	7.625%	2.000	6.125%	2.375	6.875%	0.875	7.000%	1.125
7.875%	(0.500)	7.875%	0.000	7.750%	1.375	6.250%	2.125	7.000%	0.500	7.125%	0.750
8.000%	(0.875)	8.000%	(0.375)	7.875%	1.000	6.375%	1.875	7.125%	0.125	7.250%	0.250
8.125%	(1.250)	8.125%	(0.750)	8.000%	0.750	6.500%	1.625	7.250%	(0.125)	7.375%	(0.125)
8.250%	(1.625)	8.250%	(1.125)	8.125%	0.500	6.625%	1.375	7.375%	(0.375)	7.500%	(0.500)
8.375%	(2.000)	8.375%	(1.500)	8.250%	0.250	6.750%	1.125	7.500%	(0.500)	7.625%	(0.875)
8.500%	(2.250)	8.500%	(1.750)	8.375%	0.125	6.875%	0.875	7.625%	(0.750)	7.750%	(1.125)
Index (1 Year Libor) : 3.594						Margin : 2.250		3/1 Arm : 2/2/6		5/1, 7/1 Arm: 5/2/5	

Fixed Fee Adjustments			
No Impound	0.125	Pur, R/T, L/A > \$1.5M (I.O. Only)	0.375
Cash-Out	0.250	L/A > \$1.5M, LTV ≤ 60%	0.125
2 Unit	0.250	L/A > \$1.5M, LTV > 60%	0.375
3 Unit (I.O. N/A)	0.500	CLTV > 75% - 90%, Fico ≥ 720	0.250
4 Unit (I.O. N/A)	1.000	CLTV > 75% - 90%, Fico < 720	0.500
*Extension policy for Miami Jumbo Fixed and ARM: Minimum 10 day extension with an adjustment of 0.250			

Arm Fee Adjustments			
Interest Only (5/1 & 7/1)	0.250	L/A > \$1.5M, LTV ≤ 60%	0.125
No Impound	0.125	L/A > \$1.5M, LTV > 60%	0.375
Cash-Out	0.250	CLTV > 75% - 90%, Fico ≥ 720	0.250
2 Unit	0.250	CLTV > 75% - 90%, Fico < 720	0.500
3 Unit (I.O. N/A)	0.500	<b>Arm Margin Adjustments</b>	
4 Unit (I.O. N/A)	1.000		
		L/A > \$1.1M	0.250

MATRIX - Full Doc																									
Owner - Occupied																									
Loan Amount	Fixed					Arm					Loan Amount	Fixed I.O. & Arm I.O.													
	Units	Pur/RT	Pur/RT Fico	C/O	C/O Fico	Units	Pur/RT	Pur/RT Fico	C/O	C/O Fico		Units	Pur/RT	Pur/RT Fico	C/O	C/O Fico									
\$500K	1-2	85/85	660	80/85	680	1	85/85	660	80/85	680	\$500K	1	85	720	80	720									
\$650K				80/85	660				80/85	680					\$650K	80	720								
\$650K				80/85	680				80/85	680					\$650K	80/85	720	80/85	720						
\$1.1M				80/85	700				75/85	660					\$1.1M	80/85	720	70/85	720						
\$1.1M				75/85	660				75/85	660					\$1.1M	75/85	720	60/75	720						
\$1.5M	75/85	700	65/80	700	\$1.5M	75/85	720	60/75	720																
\$500K	3-4	80/85	680	75/85	660	2-4	80/85	660	75/85	660	\$500K	2	80/85	720	60/85	720									
\$500K																	80/85	660	70/85*	660	\$500K	75/85	720	N/A	N/A
\$650K																	75/85	660	70/85	660	\$650K	70/85	720		
\$1.1M																	70/85	660	60/80	700	\$1.1M	60/80	720		
\$1.5M																	60/85	700	N/A	N/A	\$1.5M	60/80	720		
Max C/O: O/O - \$500K					Max C/O: O/O - \$500K					Max C/O: O/O - \$500K															
L/A Available to \$3 Mil for O/O					* 3/1 Arm: Max LTV/CLTV = 70/80					3/1 Arm I.O. Not Available															
2nd Home & N/O/O Not Available					Loan Amount to \$2Mil Available					Loan Amount to \$2Mil Available															
LTV > 80% no longer permit Subordinate Financing										2nd Home & N/O/O Not Available															
LTV > 80% : MI Required - Must Follow More Restrictive Guideline							Declining Market Restriction May Apply																		
<b>No Declining Market Restrictions If :</b>																									
1. Owner-Occupied					5. Fixed & Arm (Interest Only Not Eligible)					9. 2nd Appraisal for L/A > \$1 Million															
2. Purchase Transactions Only					6. Minimum 740 Fico					10. No First Time Homebuyers															
3. Full Doc Only					7. Max 40% DTI					11. 0x30 24 Month Mortgage History															
4. 1 Unit Detached SFR or PUDs					8. 6 Months Reserves (3 Mo. Bk Stmt)					w/in the Past 5 Years															
Max Loan Amount and LTV/CLTV :		\$650,000 : 90%/90%			\$1 Million : 80%/85%			\$1.5 Million : 75%/85%			\$2 Million : 70%/85%														

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**NEW YORK JUMBO**

Code : NYJ31		21 Days		Code : NYJ51		21 Days		Code : NYJ71		21 Days		Code : NYJ101		21 Days	
3/1 Arm		5/1 Arm		7/1 Arm		10/1 Arm									
Rate	No PP	Rate	No PP	Rate	No PP	Rate	No PP								
6.875%	1.625	7.000%	1.875	7.875%	1.875	8.500%	1.875								
7.000%	1.375	7.125%	1.625	8.000%	1.500	8.625%	1.500								
7.125%	1.125	7.250%	1.375	8.125%	1.250	8.750%	1.250								
7.250%	0.875	7.375%	1.000	8.250%	0.875	8.875%	0.875								
7.375%	0.750	7.500%	0.875	8.375%	0.625	9.000%	0.625								
7.500%	0.500	7.625%	0.625	8.500%	0.500	9.125%	0.375								
7.625%	0.250	7.750%	0.375	8.625%	0.250	9.250%	0.250								
7.750%	0.125	7.875%	0.125	8.750%	0.000	9.375%	0.125								
7.875%	0.000	8.000%	0.000	8.875%	(0.125)	9.500%	0.000								
8.000%	(0.125)	8.125%	0.000	9.000%	(0.250)	9.625%	(0.125)								
8.125%	(0.250)	8.250%	(0.125)	9.125%	(0.375)	9.750%	(0.250)								

**1 Day Off MLS**  
(From Application Date,  
Rate/Term, O/O Only,  
Restrictions Apply)

**Fee Adjustments**

Stated Income	1.000	Fico 680 - 699	0.375	DTI > 40% - 45%	0.125
No Impound	0.125	Fico 660 - 679	0.750	Loan Amount > \$1 Mil - \$1.5 Mil	0.625
Cash-Out	0.500	Interest Only, Fico ≥ 680	0.250	Loan Amount > \$1.5 Mil - \$2 Mil	1.000
Low-Rise Condo	0.375	Interest Only, Fico < 680	0.375	3 Year Hard Prepay (5/1, 7/1, & 10/1 Arm Only)	<b>(0.375)</b>
High-Rise Condo	0.625	LTV ≤ 60%	<b>(0.250)</b>	Caps (3/1 Arm)	2/2/6
2 Units	0.250	LTV 75.01% - 80%	0.375	Caps (5/1, 7/1, & 10/1 Arm)	5/2/5
3-4 Units	0.750	LTV 80.01% - 90%	0.625	Margin	2.250
2nd Home	0.500	CLTV > 80% - 90%	0.500	Index (1 Year Libor)	2.774

**MATRIX**

Occupancy	Units	Loan Amount	Full Doc				Stated Income			
			Pur/RT <sup>1,2</sup>	Pur/RT Fico <sup>2</sup>	Cash-Out <sup>1,2,3</sup>	Cash-Out Fico <sup>2</sup>	Pur/RT	Pur/RT Fico	Cash-Out <sup>3</sup>	Cash-Out Fico
Owner Occupied	1-2	\$500,000	90/90	660	90/90	680	80/80	680	70/70	720
			80/80	660	80/80	660	65/65	680		
		\$650,000	90/90	660	80/90	680	80/80	720	70/70	720
			80/80	660	75/80	680	75/80	680	60/65	680
		\$1,000,000	80/90	680	75/80	680	75/80	720	60/65	720
			75/90	660	70/80	660	70/80	680	55/60	680
	\$1,500,000	75/80	680	70/75	680	60/70	720	N/A	N/A	
		65/75	660	65/70	660	60/60	680	N/A	N/A	
	\$2,000,000	70/75	680	65/70	680	55/70	720	N/A	N/A	
		60/70	660	55/60	660	55/60	680	N/A	N/A	
	3-4	\$500,000	80/80	680	70/80	680	N/A	N/A	N/A	N/A
			75/80	660	60/75	660	N/A	N/A	N/A	N/A
\$650,000		75/75	680	65/75	680	N/A	N/A	N/A	N/A	
		70/75	660	55/70	660	N/A	N/A	N/A	N/A	
\$1,000,000		65/75	680	55/65	680	N/A	N/A	N/A	N/A	
		60/65	660	50/65	660	N/A	N/A	N/A	N/A	
\$1,500,000	60/75	680	55/60	680	N/A	N/A	N/A	N/A		
	55/65	660	50/60	660	N/A	N/A	N/A	N/A		
\$2,000,000	60/70	680	50/60	680	N/A	N/A	N/A	N/A		
	50/60	660	50/50	660	N/A	N/A	N/A	N/A		
2nd Home	1	\$500,000	80/90	680	75/80	680	75/80	720	65/65	720
			80/80	660	70/80	660	70/80	680	65/65	720
		\$650,000	80/90	680	75/80	680	75/75	720	65/65	720
			80/80	660	70/80	660	70/75	680	65/65	720
		\$1,000,000	75/80	680	70/75	680	65/75	720	55/55	720
	60/80		660	60/70	660	60/70	680	N/A	N/A	
	\$1,500,000	70/80	680	65/70	680	55/65	720	N/A	N/A	
		60/70	660	55/65	660	50/60	680	N/A	N/A	
	\$2,000,000	65/75	680	60/60	680	50/60	720	N/A	N/A	
		50/65	660	50/60	660	50/55	680	N/A	N/A	

<sup>1</sup> Max 80% LTV when Secondary Financing Exists	Gift : L/A ≤ 1 Mil - Allowed After 5% Minimum Investment on O/O and 2nd Home
<sup>2</sup> CLTV > 80% : Minimum 700 Fico	Full Doc w/LTV ≤ 80% : All Gift Allowed if Borrower Pays Own Closing Costs and No Secondary Financing Exists (L/A ≤ \$1 Mil)
<sup>3</sup> Cash-Out Limit : LTV > 80% = \$325K LTV 55.01% - 80% = \$500K LTV ≤ 55% = Unlimited	Gift : L/A > 1 Mil - Not Allowed
Ratios : 45/45	Stated Income : One Borrower Must Be Self-Employed. Income Documentation Must Provided for Non-Self-Employed Co-Borrower.
Reserves : Full Doc, L/A ≤ \$1 Mil = 3 Mo. PITI (excluding Retirement) Full Doc, L/A ≤ \$1 Mil = 6 Mo. PITI (including Retirement) Full Doc, L/A > \$1 Mil = 12 Mo. PITI (including Retirement) FTHB : Payment Shock < 2X = Follow Above Requirement FTHB : Payment Shock ≥ 2X = 12 Mo. PITI FTHB : Living Rent Free = 12 Mo. PITI (excluding retirement) Stated Income : 12 Mo. PITI	Payment Shock : Stated Income, Fico ≥ 720 = Can Not Exceed 2X Stated Income, Fico < 720 = Can Not Exceed 1.2X
First Time Homebuyer : Not Eligible for 2nd Home Not Eligible for Stated Income (All Occupancy)	Qualifying : 5/1, 7/1, & 10/1 = Amortized Note Rate 3/1 Arm, & All I.O. = Higher of Amortized Note Rate or Fully Indexed Rate
Interest Only Term: 3/1 Arm - 3 Years / 5/1, 7/1, & 10/1 Arm - 10 Years	24 Months Rental/Mortgage History Required 0 x 30 Mtg/Rental Late w/in the Past 12 Mo., 0 x 60 Mtg/Rental Late w/in the Past 24 Mo
<b>LTV &gt; 80% : MI Required</b> <b>Must Follow More Restrictive Guidelines</b>	Appraisal : L/A < \$850K = 1 Appraisal, L/A ≥ \$850K = 2 Appraisals
	No BK or Foreclosure in the Past 7 Years / Non-Warrantable Condos Not Allowed
	Maximum 4 Owned Properties (Including Free & Clear)
	Loan Amount > \$1 Million : Additional Guidelines May Apply
	<b>Declining Market Restrictions May Apply</b> <b>(N/A for Stated Income)</b>

All rates, fees, and guidelines are subject to change without notice.