

AMERICAN STERLING BANK
San Diego Wholesale Regional Office
 9201 Spectrum Center Blvd.
 Suite 205
 San Diego, CA 92123
 OFFICE PHONE: 800-303-1120
 OFFICE FAX: 888-895-2345



Rates Effective: **3/18/08 11:23 AM**
 Rate Sheet #: 39471-02 **Page 1**
LOCK CUT-OFF 3:30 PM PST
 Overnight Price Protection Not Available
 Rates Subject to Change without Notice
 Minimum Loan Size: \$35,000
 Max Loan (or less, according to Program): \$950k
 Maximum Yield Spread Premium: 3.5 points

www.americansterling.com

NAME	TITLE	PHONE #
John Nagorski	Area Sales Manager	Extension 144
Steve Ray	Account Executive	Extension 166
Kyle Feikert	Account Executive	Extension 167
Christian Shaw	Account Executive	(206) 650-4797
Patrick Lucas	Account Executive	Extension 146
David Espinoza	Account Executive	(949) 836-8724
Mark Biller	Account Executive	(619) 887-9297
Brian Hunt	Account Executive	(949) 842-8296
Doug Haugh	Account Executive	(619) 977-5626
Terry-Lynn Martin	Account Executive	(619) 559-5755
Tom DeVries	Account Executive	(619) 851-9199
Jay Greenberg	Account Executive	(619) 857-1165
Yvette Gavilan	Account Executive	(619) 946-7277
Courtney Kuruma	Account Executive	(949) 690-8268

LOCK EXPIRATIONS		MARKET INDICES	
7 Day	3/25/2008	1 Yr LIBOR	2.21
15 Day	4/2/2008		
25 Day	4/12/2008		
40 Day	4/27/2008		

No locks/extensions greater than 40 days.

DESCRIPTION	FEES
Admin	\$845
Redraw	\$250

We do not lend on manufactured homes.

PRICING BONUSSES!
 Upload 1003 to ASB +0.125 (all programs)
 Run your own DU +0.125 (All Programs Except Jumbo)
 Lock online for + 0.125 (all programs)

Lock Notes
 7 Day Locks Only on U/W Approved Loans
 15 Day Locks Only if file is at Branch Location
 25 Day Max Lock Term on Refinances
 40 Day Lock Term Only on Purchase Transactions

RATE SHEET CONTENTS

Conf Fixed Rate, Gov't	1
Conf ARMs, Non-Agency Jumbo	2

Please contact your Account Executive/ Broker Coordinator regarding lock changes

Underwriting	4 Days
Docs	2 Days
Funding	2 Days

MN, NV, OH (all programs): Full/Alt Doc only!

CONFORMING

Conforming 30 Yr Fixed Rate (CF30)					
Rate	7 Day	15 Day	25 Day	40 Day	
5.375	0.618	0.728	0.803	0.915	
5.500	-0.042	0.068	0.142	0.254	
5.625	-0.548	-0.438	-0.364	-0.252	
5.750	-1.079	-0.969	-0.894	-0.782	
5.875	-1.486	-1.376	-1.302	-1.190	
6.000	-1.491	-1.381	-1.306	-1.194	
6.125	-1.941	-1.831	-1.757	-1.645	
6.250	-2.327	-2.217	-2.143	-2.031	
6.375	-2.634	-2.525	-2.450	-2.338	
6.500	-2.540	-2.431	-2.356	-2.244	
6.625	-2.904	-2.794	-2.719	-2.607	
6.750	-3.293	-3.183	-3.109	-2.997	
6.875	-3.660	-3.550	-3.476	-3.364	
7.000	-3.535	-3.426	-3.351	-3.239	
7.125	-3.935	-3.825	-3.750	-3.638	

Conforming 15 Yr Fixed Rate (CF15)					
Rate	7 Day	15 Day	25 Day	40 Day	
4.750	0.424	0.519	0.574	0.658	
4.875	0.073	0.167	0.223	0.306	
5.000	-0.423	-0.328	-0.273	-0.189	
5.125	-0.835	-0.741	-0.685	-0.602	
5.250	-1.223	-1.128	-1.073	-0.989	
5.375	-1.610	-1.516	-1.460	-1.377	
5.500	-1.323	-1.228	-1.173	-1.089	
5.625	-1.660	-1.566	-1.510	-1.427	
5.750	-1.948	-1.853	-1.798	-1.714	
5.875	-2.135	-2.041	-1.985	-1.902	
6.000	-1.423	-1.328	-1.273	-1.189	
6.125	-1.860	-1.766	-1.710	-1.627	
6.250	-2.298	-2.203	-2.148	-2.064	
6.375	-2.735	-2.641	-2.585	-2.502	
6.500	-2.282	-2.188	-2.132	-2.049	

Available Programs	
CF30-C111	FNMA 30 Yr FRM
CF30-C111	FHLMC 30 Yr FRM
CF25-C112	**FNMA 25 Yr FRM
CF25-C112	**FHLMC 25 Yr FRM
CF20-C113	**FNMA 20 Yr FRM
CF20-C113	**FHLMC 20 Yr FRM
CF15-C114	FNMA 15 Yr FRM
CF15-C114	FHLMC 15 Yr FRM
CF10-C115	**FNMA 10 Yr FRM
CF10-C115	**FHLMC 10 Yr FRM
CF40-C116	FNMA 40 Yr FRM
CF30-C131	30 Yr FRM w/10 Yr IO
CF30-C311	FNMA MyCommunity 100%
CF40-C312	40 Yr MyCommunity 100%
CF30-C211	FNMA 30 Yr FRM Flex 97
CF30-C212	FNMA 30 Yr FRM Flex 100
CF40-C213	FNMA 40 Yr FRM Flex 100
CF30-X111	Fast & Easy 30 Yr FRM
CF15-X112	Fast & Easy 15 Yr FRM
CF20-X113	Fast & Easy 20 Yr FRM
CF10-X114	Fast & Easy 10 Yr FRM

LTV	<=50	50.01-60	60.01-70	70.01-75	75.01-80	80.01-85	85.01-90	90.01-95	95.01-97	97.01-100
FICO 620-639	0.250	0.250	0.500	1.500	1.750	2.100	2.100	2.350	2.600	2.725
FICO 640-659	0.000	0.000	0.000	1.000	1.250	1.600	1.600	1.850	2.100	2.350
FICO 660-679	0.000	0.000	0.000	0.500	0.750	1.100	1.100	1.350	1.600	1.850
FICO >=680	0.000	0.000	0.000	0.000	0.000	0.350	0.350	0.350	0.350	0.350
*Flex 97 35% MI	NA	NA	NA	NA	NA	NA	**0.750	0.750	0.750	NA
*Flex 100 35% MI	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	NA	1.000
MyCommunity 100 >=620	NA	NA	NA	NA	NA	2.250	2.250	2.250	2.250	2.250
Fast & Easy Adjuster	0.250	0.250	0.250	0.250	0.250	NA	NA	NA	NA	NA
Non-Owner	0.500	1.500	1.500	1.500	2.000	NA	NA	NA	NA	NA
Cash Out	0.000	0.000	0.000	0.500	0.500	0.750	0.750	NA	NA	NA
***Interest Only	1.625	1.625	1.625	1.625	1.625	1.625	1.625	1.625	1.625	1.625
IO & CLTV 75.01-95 >=720	NA	NA	0.250	0.250	0.250	0.250	0.250	0.250	NA	NA
IO & CLTV 75.01-95 <720	NA	NA	0.500	0.500	0.500	0.500	0.500	0.500	NA	NA
CLTV 75.01-95	NA	NA	0.250	0.250	0.250	0.250	0.250	0.250	NA	NA
40 Yr Term (Add to 30 Yr)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
20 Yr Term (Add to 30 Yr)	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125
10 Yr Term (Add to 15 Yr)	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
<\$45,000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
\$45,000 - \$60,000	0.375	0.375	0.375	0.375	0.375	0.375	0.375	0.375	0.375	0.375
2-Unit Properties	0.000	0.000	0.000	0.000	0.500	0.500	0.500	0.500	NA	NA
Waive Tax Impounds (Non-CA)	0.000	0.000	0.000	0.000	0.000	NA	NA	NA	NA	NA
Waive Tax Impounds (CA)	0.000	0.000	0.000	0.000	0.000	0.000	0.000	NA	NA	NA

*These program adjustments are in addition to the FICO adjusters
 **Eligible at 90-97 LTV
 ***Interest only not available on the Fast & Easy programs

*Buydowns are no longer available
 **Available Online

Regional Adjusters	
0.000	AZ, CA, CO, MA, MI, MN, UT
-0.100	IL, IN, ME, NV, OH
-0.150	AL, CT, GA, HI, IA, ID, KS, LA, MD, MO, MT, NC, NM, OR, SC, SD, TN, VA, WI, WV, WY
-0.250	AR, FL, KY, ND, NJ, OK, PA, TX, VA

GOVERNMENT

30 Yr FHA (GNMA I)					
Rate	7 Day	15 Day	25 Day	40 Day	
5.000	2.579	2.694	2.775	2.898	
5.500	-0.048	0.067	0.149	0.271	
6.000	-1.809	-1.694	-1.612	-1.490	
6.500	-2.750	-2.635	-2.554	-2.431	
7.000	-3.228	-3.113	-3.031	-2.909	
7.500	-3.747	-3.632	-3.550	-3.428	

30 Yr FHA (GNMA II)					
Rate	7 Day	15 Day	25 Day	40 Day	
5.500	0.464	0.579	0.660	0.783	
5.625	0.057	0.172	0.253	0.376	
5.750	-0.519	-0.404	-0.322	-0.200	
5.875	-1.064	-0.949	-0.867	-0.745	
6.000	-1.521	-1.406	-1.324	-1.202	
6.125	-1.905	-1.790	-1.708	-1.586	
6.250	-2.276	-2.161	-2.079	-1.957	
6.375	-2.150	-2.035	-1.953	-1.831	
6.500	-2.576	-2.461	-2.379	-2.257	
6.625	-2.937	-2.822	-2.740	-2.618	
6.750	-3.276	-3.161	-3.079	-2.957	

Geographic Adjusters	
0.000	CO, IN, ME, MA, MI, MN, UT
-0.100	AZ, CA, ID, SD, WY
-0.150	AL, HI, IA, KS, MO, MT, NV, NM, OH, OR, SC, WA
-0.250	CT, GA, KY, LA, MD, NC, ND, TN, VA
-0.450	AR, FL, IL, NJ, OK, PA, TX, WI

Price Adjusters	
N/O/O Streamlined Refi	1.500
O/O Streamline Refi	-0.150
VA	0.375
\$35,000 - \$39,999	1.000
\$40,000 - \$59,999	0.375



CONFORMING ARMS

CA31L-M111 3/1 LIBOR ARM					
Caps 2-2-6 Margin 2.25					
RATE	7 Day	15 Day	25 Day	40 Day	
5.125	1.780	2.117	2.454	2.791	
5.250	1.642	1.979	2.316	2.653	
5.375	1.509	1.846	2.183	2.520	
5.500	1.350	1.687	2.024	2.361	
5.625	1.223	1.560	1.897	2.234	
5.750	1.084	1.421	1.758	2.095	

CA51L-M112 5/1 LIBOR ARM					
Caps 5-2-5 Margin 2.25					
RATE	7 Day	15 Day	25 Day	40 Day	
5.125	3.169	3.506	3.843	4.180	
5.250	2.872	3.209	3.546	3.883	
5.375	2.551	2.888	3.225	3.562	
5.500	2.251	2.588	2.925	3.262	
5.625	2.063	2.400	2.737	3.074	

CA71L-M113 7/1 LIBOR ARM					
Caps 5-2-5 Margin 2.25					
RATE	7 Day	15 Day	25 Day	40 Day	
5.125	3.913	4.250	4.587	4.924	
5.250	3.610	3.947	4.284	4.621	
5.375	3.191	3.528	3.865	4.202	
5.500	2.792	3.129	3.466	3.803	
5.625	2.569	2.906	3.243	3.580	

Price Adjusters	<65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90	90.01-95	95.01-100
Escrow Waiver (Non-CA)	0.250	0.250	0.250	0.250	NA	NA	NA	NA
Escrow Waiver (CA)	0.250	0.250	0.250	0.250	0.250	0.250	NA	NA
Sub Financing >65% LTV	0.250	0.250	0.250	0.250	0.250	0.250	0.250	NA
Purchase or Rate/Term Refi	0.000	0.000	0.000	0.000	0.000	0.000	0.250	NA
Cash-Out Refinance	0.000	0.000	0.500	0.500	0.750	0.750	NA	NA
2-Unit	0.000	0.000	0.000	0.500	0.500	0.500	0.500	NA
Investment Property & FICO <= 679	0.750	0.750	0.750	NA	NA	NA	NA	NA
Investment Property & FICO 680 - 719	0.625	0.625	0.625	NA	NA	NA	NA	NA
Investment Property & FICO >= 720	0.500	0.500	0.500	1.500	1.500	1.500	NA	NA
FICO 660-679	0.750	0.750	0.750	0.750	0.750	0.750	0.750	NA
FICO 640-659	1.250	1.250	1.250	1.250	1.250	1.250	1.250	NA
FICO 620-639	1.750	1.750	1.750	1.750	1.750	1.750	1.750	NA

Geographic Adjusters	
0.000	AL, AR, AZ, CA, CO, CT, HI, ID, IL, IA, LA, MA, MD, ME, MO, MT, NC, NJ, NM, NV, OR, SC, TN, UT, VA, WA, WV, WY
-0.125	FL, GA, IN, KS, KY, MI, MN, ND, OH, OK, PA, SD, TX, WI

JUMBO FIXED & ARMS

Jumbo Lock Cut-Off Time is 5:00 PM CST

Jumbo 30 Yr Fixed Rate					
JF30-P111					
Rate	7 Day	15 Day	25 Day	40 Day	
6.125	2.477	2.602	2.727	2.852	
6.250	2.077	2.202	2.327	2.452	
6.375	1.790	1.915	2.040	2.165	
6.500	1.622	1.747	1.872	1.997	
6.625	1.452	1.577	1.702	1.827	
6.750	1.050	1.175	1.300	1.425	
6.875	0.849	0.974	1.099	1.224	
7.000	0.554	0.679	0.804	0.929	
7.125	0.301	0.426	0.551	0.676	
7.250	0.058	0.183	0.308	0.433	
7.375	-0.065	0.060	0.185	0.310	
7.500	-0.197	-0.072	0.053	0.178	
7.625	-0.380	-0.255	-0.130	-0.005	

Jumbo 15 Yr Fixed Rate					
JF15-P112					
Rate	7 Day	15 Day	25 Day	40 Day	
5.625	3.360	3.485	3.610	3.735	
5.750	2.699	2.824	2.949	3.074	
5.875	2.190	2.315	2.440	2.565	
6.000	1.754	1.879	2.004	2.129	
6.125	1.643	1.768	1.893	2.018	
6.250	1.351	1.476	1.601	1.726	
6.375	1.061	1.186	1.311	1.436	
6.500	0.771	0.896	1.021	1.146	
6.625	0.523	0.648	0.773	0.898	
6.750	0.261	0.386	0.511	0.636	
6.875	-0.078	0.047	0.172	0.297	
7.000	-0.247	-0.122	0.003	0.128	
7.125	-0.401	-0.276	-0.151	-0.026	

Jumbo 5/1 LIBOR ARM					
JA51L-P211					
Rate	7 Day	15 Day	25 Day	40 Day	
5.250	2.146	2.271	2.396	2.521	
5.375	1.856	1.981	2.106	2.231	
5.500	1.576	1.701	1.826	1.951	
5.625	1.323	1.448	1.573	1.698	
5.750	1.118	1.243	1.368	1.493	
5.875	0.953	1.078	1.203	1.328	
6.000	0.807	0.932	1.057	1.182	
6.125	0.676	0.801	0.926	1.051	
6.250	0.557	0.682	0.807	0.932	
6.375	0.445	0.570	0.695	0.820	
6.500	0.336	0.461	0.586	0.711	
6.625	0.206	0.331	0.456	0.581	
6.750	0.075	0.200	0.325	0.450	

Non-Agency Jumbo Price Adjusters	
Cash out	0.250
LTV > 90%	0.500
Waive Escrows	0.250

Subordinate Financing	
80/10/10 - 80% LTV - 76.01 - 90% CLTV	0.000
80/15/5 (CLTV>90%<=95%>=700 FICO)	1.000
80/15/5 (CLTV>90%<=95%>=680<700 FIC)	1.125

Max Rebates	
>\$650,000 <=\$950,000	-0.750
<=\$650,000	-1.500

30 Yr State Adjustors	
OK, TX	-0.63
PA	-0.56
IA, IN, OH, WI	-0.51
KS, KY, NC, ND	-0.46
GA, IL, MI, MO, SC, SD, TN	-0.36
AL, CT, FL, MN	-0.31
CO, NJ, NM, OR	-0.25
MA, MT, UT, VA, WA, WY	-0.14
ID, MD	-0.12
AZ, CA, HI, LA, NV	0.00

15 Yr State Adjustors	
PA, TX, WI	-0.31
OK	-0.27
CT, FL, IA, IL, MI	-0.20
IN, KS, KY, NJ, OH	-0.18
MO, NC, ND, OR	-0.17
GA, SC, SD	-0.14
MN, TN	-0.11
AL, MN, MD, VA, WA	-0.07
CA, CO, HI, ID, MT, NM, UT, WY	0.00
AZ, LA, NV	0.06

5/1 ARM State Adj	
TX	-0.30
FL, ND, OK, PA	-0.19
GA, IA, NC, NJ, OR, SD, TN	-0.13
AL, CT, ID, IN, KS, KY, MN, MT, NM, WY	-0.08
CO, IL, MD, MO, UT, VA	-0.03
AZ, CA, HI, LA, MA, MI, NV	0.00