



California Ratesheet

8/11/2008

Lock online until 12:00 am PDT

Fax lock cutoff time is 4:00 pm MDT

Prices are subject to change at any time

Sales Manager: Steve Jackson (866) 677-6403 ext.82

AE: Tony Alves (866) 677-6403 ext.83 Jon Golland (866) 677-6403 ext.88

Ephraim Deguzman (866) 677-6403 ext.84 Mike Poulakas (866) 677-6403 ext.87

Justin Kennedy (866) 677-6403 ext.89 Aaron Mellich (866) 677-6403 ext.802 Steve Sawdley (866) 677-6403 ext.803

2008.08.11.01
For Pricing / Loan Locks Contact your Team:
brokersupport@directcorp.com
Phone: 801-924-7722

6955 South Union Park Center, Suite 540
Salt Lake City, Utah 84047

Index:	
1 Yr. Treas.	2.3000%
1 yr. Libor	3.2200%
6 mo. Libor	3.1100%
1 mo. Libor	2.4600%
Prime	5.0000%

DMC is licensed in the following states:

Alabama, Alaska, Arizona, California, Colorado, Connecticut, Florida, Georgia, Hawaii, Idaho, Illinois, Indiana, Kentucky, Louisiana, Michigan, Minnesota, Missouri, Montana, Nevada, New Mexico, North Carolina, Ohio, Oklahoma, Oregon, South Carolina, Tennessee, Texas, Utah, Virginia, Washington, Wisconsin, Wyoming

Conf. Loan Limits:		One-time Lock Extensions:	
1 unit	\$417,000	7 days	.125 pt.
2 unit	\$533,850	15 days	.25 pt.
3 unit	\$645,300	30 days	.50 pt.
4 unit	\$801,950	(must be extended prior to expiration)	

Weekly Economic Reports	
Tuesday	Jun Trade Balance Jul Treasury Budget
Wednesday	MBA Mortgage Apps; Jul Export & Import prices; Jul Retail Sales Jun Business Inventories; Crude Inventories
Thursday	Weekly jobless claims; Jul leading indicators; Aug Phil Fed Index

Government Loan Programs (FHA = 6016, 6050, 6051, 6052, 6059, 6068; VA = 6105)

Max YSP for Gov't Prgrms: -3.500

FHA Fixed Rate 30 yr.				FHA Fixed Rate 30 yr. 2/1 Buydown				FHA Fixed Rate 20 yr.				FHA Fixed Rate 15 yr.			
Rate	12 Day	30 Day	60 Day	Rate	12 Day	30 Day	60 Day	Rate	12 Day	30 Day	60 Day	Rate	12 Day	30 Day	60 Day
6.000%	0.617	0.742	1.116	6.000%	3.492	3.617	3.991	6.000%	1.117	1.242	1.616	4.500%	6.914	7.039	7.289
6.125%	0.168	0.293	0.667	6.125%	3.043	3.168	3.542	6.125%	0.668	0.793	1.167	5.000%	3.813	3.938	4.188
6.250%	-0.575	-0.450	-0.076	6.250%	2.300	2.425	2.799	6.250%	-0.075	0.050	0.424	5.500%	1.505	1.666	1.936
6.375%	-0.998	-0.873	-0.499	6.375%	1.877	2.002	2.376	6.375%	-0.498	-0.373	0.001	6.000%	-0.388	-0.263	-0.013
6.500%	-1.426	-1.301	-0.926	6.500%	1.449	1.574	1.949	6.500%	-0.926	-0.801	-0.426	6.500%	-1.817	-1.656	-1.338
6.625%	-1.804	-1.679	-1.305	6.625%	1.071	1.196	1.570	6.625%	-1.304	-1.179	-0.805	7.000%	-2.724	-2.599	-2.224
6.750%	-2.336	-2.211	-1.837	6.750%	0.539	0.664	1.038	6.750%	-1.836	-1.711	-1.337				
6.875%	-2.697	-2.572	-2.198	6.875%	0.178	0.303	0.677	6.875%	-2.197	-2.072	-1.698				
7.000%	-3.114	-2.989	-2.614	7.000%	-0.239	-0.114	0.261	7.000%	-2.614	-2.489	-2.114				
7.125%	-3.344	-3.219	-2.845	7.125%	-0.469	-0.344	0.030	7.125%	-2.844	-2.719	-2.345				
7.250%	-3.450	-3.325	-3.075	7.250%	-0.575	-0.450	-0.200	7.250%	-2.950	-2.825	-2.575				
7.375%	-3.804	-3.679	-3.429	7.375%	-0.929	-0.804	-0.554	7.375%	-3.304	-3.179	-2.929				
7.500%	-4.125	-4.000	-3.750	7.500%	-1.250	-1.125	-0.875	7.500%	-3.625	-3.500	-3.250				

Government Price Adjustments	
Max. allowable fees charged to borrower is 5.00 pts.	
FHA/VA loans	
Loan Size Adj.	
\$50,000 to \$79,999	0.250
\$40,000 to \$49,999	1.250
<\$40,000	2.250
Non-owner	0.500
Cash Out FICO <600 w/LTV>85%	1.000
FHA/VA Fixed Fico Adj (n/a for streamlines)	
600 - 619	0.500
580 - 600	1.500
Zero (0) or No score	1.500
FICO <580 (n/a for streamlines)	Ineligible
FHA/VA ARM Fico Adjustment	
600 - 619	0.500
580 - 600	1.500
Zero (0) or No score	1.500
FICO <580 (n/a for streamlines)	Ineligible
(Applies to all ARM's - including streamlines)	
Loan Amount > FHA std Limit	1.750

Government State Adjusters: Add to the YSP											
AK - 0.125	CO - 0.125	HI - 0.375	KY - 0.125	MO - 0.125	NM - 0.125	SC - 0.125	VA - 0.125				
AL - 0.125	CT - 0.125	ID - 0.125	LA - 0.125	MT - 0.125	OH - 0.125	TH - 0.125	WA - 0.125				
AZ - 0.000	FL - 0.000	IL - 0.125	MI - 0.125	NC - 0.000	OK - 0.125	TX - -0.100	WI - 0.125				
CA - 0.000	GA - 0.125	IN - 0.125	MN - 0.125	NV - 0.160	OR - 0.125	UT - 0.000	WY - 0.125				

FHA Jumbo - (DU Fixed 6189 & LP Fixed 6191, DU ARM 6190 & LP ARM 6192)

DULP FHA Jumbo Fixed Rate 30y (6189, 6191)				DULP FHA Jumbo 3/1 ARM (6190, 6192)				DULP FHA Jumbo 5/1 ARM (6190, 6192)				Government Price Adjustments	
Rate	12 Day	25 Day	55 Day	Rate	12 Day	25 Day	55 Day	Rate	12 Day	25 Day	55 Day	Max. allowable fees charged to borrower is 5.00 pts.	
5.625%	3.464	3.464	3.838	5.125%	1.661	1.661	1.823	5.500%	1.443	1.443	1.605	FHA Fico Adj	
5.750%	2.449	2.449	2.823	5.250%	1.318	1.318	1.480	5.625%	1.213	1.213	1.375	600 - 619	0.500
5.875%	1.985	1.985	2.359	5.375%	1.111	1.111	1.273	5.750%	0.848	0.848	1.010	Zero (0) or No score	1.500
6.000%	1.532	1.532	1.906	5.500%	0.973	0.973	1.135	5.875%	0.623	0.623	0.785	Cash Out FICO w/LTV>85%	N/A
6.125%	1.090	1.090	1.464	5.625%	0.788	0.788	0.950	6.000%	0.558	0.558	0.720		
6.250%	0.423	0.423	0.797	5.750%	0.508	0.508	0.670	6.125%	0.341	0.341	0.503		
6.375%	0.000	0.000	0.374	5.875%	0.337	0.337	0.499	6.250%	0.233	0.233	0.395		
6.500%	-0.409	-0.409	-0.035	6.000%	0.388	0.388	0.550	6.375%	0.025	0.025	0.187		
6.625%	-0.793	-0.793	-0.419	6.125%	0.227	0.227	0.389	6.500%	-0.050	-0.050	0.112		
6.750%	-1.369	-1.369	-0.995	6.250%	0.138	0.138	0.300	6.625%	-0.251	-0.251	-0.089		
6.875%	-1.723	-1.723	-1.349	6.375%	-0.006	-0.006	0.156	6.750%	-0.450	-0.450	-0.288		
7.000%	-1.931	-1.931	-1.557										

FHA Jumbo Fixed State Adjusters: Add to the YSP								FHA Jumbo ARM State Adjusters: Add to the YSP							
AK - 0.350	HI - 0.000	MO - 0.080	SC - 0.230	AK - 0.260	HI - 0.040	MO - 0.100	SC - 0.130								
AL - 0.130	ID - 0.090	MT - 0.080	TN - 0.190	AL - 0.100	ID - 0.090	MT - 0.080	TN - 0.200								
AZ - 0.030	IL - 0.000	NC - 0.170	TX - 0.490	AZ - 0.010	IL - 0.040	NC - 0.190	TX - 0.330								
CA - 0.000	IN - 0.080	NV - 0.030	UT - 0.020	CA - 0.000	IN - 0.080	NV - 0.010	UT - 0.110								
CO - 0.020	KY - 0.120	NM - 0.010	VA - 0.100	CO - 0.130	KY - 0.150	NM - 0.050	VA - 0.060								
CT - 0.170	LA - 0.170	OH - 0.030	WA - 0.080	CT - 0.160	LA - 0.120	OH - 0.110	WA - 0.130								
FL - 0.120	MI - 0.010	OK - 0.420	WI - 0.040	FL - 0.070	MI - 0.040	OK - 0.230	WI - 0.090								
GA - 0.260	MN - 0.060	OR - 0.130	WY - 0.030	GA - 0.260	MN - 0.160	OR - 0.150	WY - 0.010								

Conforming Jumbo - (DU Fixed 6185 & LP Fixed 6187, DU ARM 6186 & LP ARM 6188)

DULP Conforming Jumbo Fixed Rate 30y				DULP Conforming Jumbo Fixed Rate 30y IO				DULP Conforming Jumbo Fixed Rate 15y				State Adjusters for ARMs			
Rate	12 Day	25 Day	55 Day	Rate	12 Day	25 Day	55 Day	Rate	12 Day	25 Day	55 Day				
6.125%	1.540	1.540	2.006	6.125%	2.915	2.915	3.381	5.625%	0.998	0.998	1.416	AK - 0.010	MO - 0.050		
6.250%	0.811	0.811	1.277	6.250%	2.186	2.186	2.652	5.750%	0.547	0.547	0.965	AL - 0.140	MT - 0.060		
6.375%	0.283	0.283	0.749	6.375%	1.658	1.658	2.124	5.875%	-0.030	-0.030	0.388	AZ - 0.040	NC - 0.100		
6.500%	-0.095	-0.095	0.371	6.500%	1.280	1.280	1.746	6.000%	-0.368	-0.368	0.050	CA - 0.000	NV - 0.070		
6.625%	-0.490	-0.490	-0.024	6.625%	0.885	0.885	1.351	6.125%	-0.707	-0.707	-0.289	CO - 0.080	NM - 0.080		
6.750%	-1.170	-1.170	-0.704	6.750%	0.205	0.205	0.671	6.250%	-1.097	-1.097	-0.679	CT - 0.100	OH - 0.010		
6.875%	-1.696	-1.696	-1.230	6.875%	-0.321	-0.321	0.145	6.375%	-1.582	-1.582	-1.164	FL - 0.280	OK - 0.180		
7.000%	-2.044	-2.044	-1.578	7.000%	-0.669	-0.669	-0.203	6.500%	-1.882	-1.882	-1.464	GA - 0.250	OR - 0.280		
7.125%	-2.343	-2.343	-1.877	7.125%	-0.968	-0.968	-0.502	6.625%	-2.145	-2.145	-1.727	HI - 0.040	SC - 0.150		
7.250%	-2.582	-2.582	-2.116	7.250%	-1.207	-1.207	-0.741	6.750%	-2.372	-2.372	-1.954	ID - 0.090	TN - 0.120		
7.375%	-3.094	-3.094	-2.628	7.375%	-1.719	-1.719	-1.253	6.875%	-2.588	-2.588	-2.170	IL - 0.010	TX - 0.280		
7.500%	-3.377	-3.377	-2.911	7.500%	-2.002	-2.002	-1.536	6.875%	-2.588	-2.588	-2.170	IN - 0.060	UT - 0.030		
7.625%	-3.615	-3.615	-3.149	7.625%	-2.240	-2.240	-1.774	7.000%	-2.691	-2.691	-2.273	KY - 0.100	VA - 0.100		
7.750%	-3.833	-3.833	-3.367	7.750%	-2.458	-2.458	-1.992	7.125%	-2.948	-2.948	-2.530	LA - 0.180	WA - 0.080		
7.875%	-3.917	-3.917	-3.451	7.875%	-2.542	-2.542	-2.076	7.250%	-3.157	-3.157	-2.739	MI - 0.010	WI - 0.020		
								7.375%	-3.295	-3.295	-2.877	MN - 0.160	WY - 0.040		

Conforming Jumbo Price Adjusters (Fixed Program 6185 & 6187, ARM Program 6186 & 6188)									
LTV %	<=60%	60.01-65.00	65.01-70.00	70.01-75.00	75.01-80.00	80.01-85.00	85.01-90.00		
FICO >=720	-0.250	0.000	0.000	0.000	0.000	0.000	0.000		
FICO >=700 <720	-0.250	0.500	0.500	0.500	0.500	0.500	0.500		
FICO >=680 <700	0.000	0.500	0.500	0.500	n/a	n/a	n/a		
FICO >=660 <680	0.000	0.500	0.500	1.250	n/a	n/a	n/a		
Investor	1.500	n/a	n/a	n/a	n/a	n/a	n/a		
Purchase - Fixed CLTV	0.000	0.000	0.000	0.000	0.250	0.250	0.250		
Purchase - ARM CLTV	0.000	0.000	0.000	0.000	0.750	0.750	0.750		
Rate/Term Refi - Fixed CLTV	0.000	0.000	0.000	0.000	0.500	0.500	0.500		
Rate/Term Refi - ARM CLTV	0.000	0.000	0.000	0.000	1.250	1.250	1.250		
Cash-Out 740+	1.000	1.000	1.000	1.000	n/a	n/a	n/a		
Cash-Out w/FICO >=720 <740	1.000	1.125	1.125	1.125	n/a	n/a	n/a		
Escrow Waiver	0.250	0.250	0.250	0.250	0.250	0.250	0.250		

State Adjusters for Fixed Rate			
30y Fxd		15y Fxd	
AK - 0.220	-0.170	MO - 0.050	-0.040
AL - 0.240	-0.200	MT - 0.060	-0.050
AZ - 0.040	-0.030	NC - 0.240	-0.200
CA - 0.000	0.000	NV - 0.060	-0.050
CO - 0.070	0.060	NM - 0.130	-0.100
CT - 0.160	-0.130	OH - 0.020	0.020
FL - 0.360	-0.310	OK - 0.500	-0.430
GA - 0.4			

KY -	-0.170	-0.140
LA -	-0.330	-0.280
MI -	-0.010	0.030
MN -	-0.220	0.030

VA -	-0.160	-0.130
WA -	-0.120	-0.100
WI -	0.090	0.080
WY -	-0.030	-0.020

