

Home Savings of America

Wholesale

Effective Date: 12/4/2008

Effective Time: 8:24 AM

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Estimated B/D Fee

LIBOR	2.710
MTA	2.255
Treasury	0.930
1 / 0 Buydown	0.875
1 / 1 Buydown	1.625
2 / 1 Buydown	2.375

Address:

880 Apollo Street
 Suite 241
 El Segundo, CA 90245
Phone: 310-607-0223
Fax: 866-857-9257

Processing Centers
 San Ramon
 5000 Executive Parkway
 Suite 125
 San Ramon, CA 94583
Phone: 866-765-1283

Charlotte
 11020 David Taylor Drive
 Suite 210
 Charlotte, NC 28262
Phone: 877-548-9901
Fax: 866-857-9257

Lock Desk

Expiration Dates

News & Announcements

HSoA Fees

15 Day: For Approved Loans Only	12/19/2008
30 Day:	1/3/2009
45 Day: Not allowed for Refi.s	1/18/2009
60 Day: Not allowed for Refi.s	2/2/2009

Agency (All Other States)	\$750.00
Agency (California Property)	\$850.00
Government (All Other States)	\$750.00
Government (California Property)	\$850.00
Government Streamline	\$495.00
Portfolio	\$1,000.00

FIXED RATE

CF30 30 YR FIXED					CF30J 30YR HIGH BAL			CF30IO 30 YR FIXED IO			CF20 20 YR FIXED			CF15 15 YR FIXED		
RATE	15	30	45	60	RATE	15	30	RATE	15	30	RATE	15	30	RATE	15	30
5.250	(0.763)	(0.638)	(0.388)	(0.088)	5.250	(0.388)	(0.263)	6.000	0.827	0.952	5.250	(0.363)	(0.153)	5.250	(0.566)	(0.441)
5.375	(0.920)	(0.795)	(0.545)	(0.245)	5.375	(0.545)	(0.420)	6.125	0.839	0.964	5.375	(0.614)	(0.405)	5.375	(0.577)	(0.452)
5.500	(1.295)	(1.170)	(0.920)	(0.620)	5.500	(0.920)	(0.795)	6.250	0.631	0.756	5.500	(0.707)	(0.479)	5.500	(0.478)	(0.353)
5.625	(1.573)	(1.448)	(1.198)	(0.898)	5.625	(1.198)	(1.073)	6.375	0.452	0.577	5.625	(0.952)	(0.724)	5.625	(0.675)	(0.550)
5.750	(1.817)	(1.692)	(1.442)	(1.142)	5.750	(1.442)	(1.317)	6.500	0.188	0.313	5.750	(1.159)	(0.932)	5.750	(0.830)	(0.705)
5.875	(1.874)	(1.749)	(1.499)	(1.199)	5.875	(1.499)	(1.374)	6.625	0.252	0.377	5.875	(1.330)	(1.102)	5.875	(0.845)	(0.720)
6.000	(1.443)	(1.318)	(1.068)	(0.767)	6.000	(1.068)	(0.942)	6.750	0.090	0.215	6.000	(0.822)	(0.532)	6.000	(0.786)	(0.661)
6.125	(1.640)	(1.515)	(1.265)	(0.965)	6.125	(1.265)	(1.140)	6.875	(0.052)	0.073	6.125	(1.013)	(0.725)	6.125	(0.920)	(0.795)
6.250	(1.819)	(1.694)	(1.444)	(1.144)	6.250	(1.444)	(1.319)	7.000	(0.126)	(0.001)	6.250	(1.170)	(0.907)	6.250	(1.043)	(0.918)
6.375	(1.899)	(1.774)	(1.524)	(1.224)	6.375	(1.524)	(1.399)	7.125	(0.024)	0.101	6.375	(1.216)	(1.061)	6.375	(1.081)	(0.956)
6.500	(1.864)	(1.739)	(1.489)	(1.190)	6.500	(1.489)	(1.364)	7.250	(0.224)	(0.099)	6.500	(1.272)	(0.961)	6.500	(1.319)	(1.194)
6.625	(2.022)	(1.897)	(1.647)	(1.347)	6.625	(1.647)	(1.522)	7.375	(0.590)	(0.465)	6.625	(1.436)	(1.120)	6.625	(1.425)	(1.300)
6.750	(2.176)	(2.051)	(1.801)	(1.501)	6.750	(1.801)	(1.676)	7.500	(1.101)	(0.976)	6.750	(1.580)	(1.258)	6.750	(1.882)	(1.757)
6.875	(2.439)	(2.314)	(2.064)	(1.764)	6.875	(2.064)	(1.939)	7.625	(0.976)	(0.851)	6.875	(1.711)	(1.384)	6.875	(2.202)	(2.077)
7.000	(2.479)	(2.354)	(2.104)	(1.804)	7.000	(2.104)	(1.979)	7.750	(1.091)	(0.966)	7.000	(1.600)	(1.268)	7.000	(2.463)	(2.338)
7.125	(2.500)	(2.375)	(2.125)	(1.825)	7.125	(2.125)	(2.000)	7.875			7.125	(1.823)	(1.486)	7.125	(2.536)	(2.411)
7.250	(2.500)	(2.375)	(2.125)	(1.825)	7.250	(2.125)	(2.000)	8.000			7.250	(2.162)	(1.820)	7.250		
7.375					7.375			8.125			7.375	(2.406)	(2.058)	7.375		
7.500					7.500			8.250			7.500			7.500		
7.625					7.625			8.375			7.625			7.625		

Please See Page 3 for Feature Adjustments

GOVERNMENT FIXED

GOVERNMENT \$100 DOWN

FF30 30 YR FIXED FHA					FF30J 30YR HIGH BAL			FF15 15 YR FIXED FHA			FF30HUD100 30 YR FIXED FHA			FF15HUD100 15 YR FIXED FHA		
RATE	15	30	45	60	RATE	15	30	RATE	15	30	RATE	15	30	RATE	15	30
5.000	0.224	0.349	0.599	0.899	5.000	0.724	0.849	5.000	(0.771)	(0.646)	5.250	0.440	0.565	5.000	(0.271)	(0.146)
5.125	0.224	0.349	0.599	0.899	5.125	0.724	0.849	5.125			5.375	(0.075)	0.050	5.125		
5.250	(0.060)	0.065	0.315	0.615	5.250	0.440	0.565	5.250			5.500	(0.538)	(0.413)	5.250		
5.375	(0.575)	(0.450)	(0.200)	0.100	5.375	(0.075)	0.050	5.375			5.625	(0.764)	(0.639)	5.375		
5.500	(1.038)	(0.913)	(0.663)	(0.363)	5.500	(0.538)	(0.413)	5.500	(1.052)	(0.927)	5.750	(0.890)	(0.765)	5.500	(0.552)	(0.427)
5.625	(1.264)	(1.139)	(0.889)	(0.589)	5.625	(0.764)	(0.639)	5.625			5.875	(0.171)	(0.046)	5.625		
5.750	(1.390)	(1.265)	(1.015)	(0.715)	5.750	(0.890)	(0.765)	5.750			6.000	(0.545)	(0.420)	5.750		
5.875	(0.671)	(0.546)	(0.296)	0.004	5.875	(0.171)	(0.046)	5.875			6.125	(0.611)	(0.486)	5.875		
6.000	(1.045)	(0.920)	(0.670)	(0.370)	6.000	(0.545)	(0.420)	6.000	(1.271)	(1.146)	6.250	(0.832)	(0.707)	6.000	(0.771)	(0.646)
6.125	(1.111)	(0.986)	(0.736)	(0.436)	6.125	(0.611)	(0.486)	6.125			6.375	(0.648)	(0.523)	6.125		
6.250	(1.332)	(1.207)	(0.957)	(0.657)	6.250	(0.832)	(0.707)	6.250			6.500	(0.679)	(0.554)	6.250		
6.375	(1.149)	(1.024)	(0.773)	(0.474)	6.375	(0.648)	(0.523)	6.375			6.625	(0.802)	(0.677)	6.375		
6.500	(1.179)	(1.054)	(0.804)	(0.504)	6.500	(0.679)	(0.554)	6.500	(1.271)	(1.146)	6.750	(0.996)	(0.871)	6.500	(0.771)	(0.646)
6.625	(1.302)	(1.177)	(0.927)	(0.627)	6.625	(0.802)	(0.677)	6.625			6.875	(0.246)	(0.121)	6.625		
6.750	(1.496)	(1.371)	(1.121)	(0.821)	6.750	(0.996)	(0.871)	6.750			7.000	(0.894)	(0.769)	6.750		
6.875	(0.746)	(0.621)	(0.371)	(0.071)	6.875	(0.246)	(0.121)	6.875			7.125			6.875		
7.000	(1.394)	(1.269)	(1.019)	(0.719)	7.000	(0.894)	(0.769)	7.000	(0.269)	(0.144)	7.250			7.000	0.231	0.356
7.125					7.125			7.125			7.375			7.125		
7.250					7.250			7.250			7.500			7.250		
7.375					7.375			7.375			7.625			7.375		

Please See Page 4 for Feature Adjustments

CHECK OUT OUR WEBSITE WWW.HSOAWHOLESALE.COM



Rates and terms are subject to change without notice. Some restrictions may apply and borrowers are subject to qualification.

LOCK-INS CLOSE AT 4 PM PT



Wholesale

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CONFORMING FIXED RATE

30FLX97			30FLX97IO			CF30MC97			CF30EAI			CF30EAI		
30 YR FIXED			30 YR FIXED IO			30 YR FIXED			30 YR FIXED			30 YR FIXED		
RATE	15	30	RATE	15	30	RATE	15	30	RATE	15	30	RATE	15	30
5.750	(0.645)	(0.417)	6.750	1.868	2.132	6.500	1.164	1.410	5.500	0.602	0.830	5.500	0.802	1.030
5.875	(0.800)	(0.572)	6.875	1.717	1.981	6.625	1.330	1.594	5.625	0.185	0.412	5.625	0.385	0.612
6.000	(0.224)	0.022	7.000	1.807	2.089	6.750	1.414	1.678	5.750	0.014	0.242	5.750	0.214	0.442
6.125	(0.383)	(0.137)	7.125	1.704	1.986	6.875	1.257	1.521	5.875	(0.247)	(0.019)	5.875	(0.047)	0.181
6.250	(0.513)	(0.267)	7.250	1.707	1.989	7.000	1.057	1.321	6.000	0.328	0.574	6.000	(0.239)	(0.011)
6.375	(0.622)	(0.377)	7.375			7.125	1.115	1.397	6.125	0.149	0.395	6.125	0.349	0.595
6.500	(0.406)	(0.142)	7.500			7.250	0.962	1.244	6.250	0.006	0.251	6.250	0.206	0.451
6.625	(0.571)	(0.307)	7.625			7.375			6.375	(0.106)	0.140	6.375	0.094	0.340
6.750	(0.727)	(0.463)	7.750			7.500			6.500	0.164	0.428	6.500	0.364	0.628
6.875	(0.875)	(0.611)	7.875			7.625			6.625	(0.009)	0.255	6.625	0.191	0.455
7.000	(0.798)	(0.516)	8.000			7.750			6.750	(0.172)	0.092	6.750	0.028	0.292
7.125	(0.899)	(0.617)	8.125			7.875			6.875	(0.325)	(0.061)	6.875	0.152	0.434
7.250	(0.894)	(0.612)	8.250			8.000			7.000	(0.213)	0.069	7.000	(0.013)	0.269
7.375			8.375			8.125			7.125	(0.369)	(0.087)	7.125	(0.169)	0.113
7.500			8.500			8.250			7.250	(0.517)	(0.235)	7.250	(0.317)	(0.035)
7.625			8.625			8.375			7.375			7.375		
7.750			8.750			8.500			7.500			7.500		

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CONFORMING ARMs

C31L 2.250			C31LIO 2.250			C51L 2.250			C51LIO 2.250			C71L 2.250			C71LIO 2.250		
CONF 31 ARM			CONF 31 ARM IO			CONF 51 ARM			CONF 51 ARM IO			CONF 71 ARM			CONF 71 ARM IO		
RATE	15	30	RATE	15	30	RATE	15	30	RATE	15	30	RATE	15	30	RATE	15	30
5.000	1.059	1.205	5.000	1.266	1.401	5.250	0.809	1.003	5.250			5.875	0.318	0.595	5.875	0.542	0.814
5.125	0.837	0.993	5.125	1.072	1.217	5.375	0.593	0.797	5.375			6.000	0.097	0.380	6.000	0.306	0.583
5.250	0.656	0.806	5.250	0.844	0.999	5.500	0.398	0.612	5.500	0.517	0.721	6.125	(0.101)	0.188	6.125	0.119	0.403
5.375	0.505	0.666	5.375	0.656	0.806	5.625	0.182	0.391	5.625	0.373	0.587	6.250	(0.257)	0.038	6.250	(0.083)	0.206
5.500	0.386	0.558	5.500	0.506	0.667	5.750	0.036	0.256	5.750	0.148	0.356	6.375	(0.452)	(0.151)	6.375	(0.283)	0.012
5.625	0.267	0.434	5.625	0.382	0.553	5.875	(0.098)	0.132	5.875	0.056	0.275	6.500	(0.626)	(0.319)	6.500	(0.473)	(0.172)
5.750	0.150	0.327	5.750	0.265	0.431	6.000	(0.258)	(0.033)	6.000	(0.089)	0.141	6.625	(0.825)	(0.512)	6.625	(0.678)	(0.371)
5.875	0.041	0.228	5.875	0.195	0.372	6.125	(0.400)	(0.165)	6.125	(0.249)	(0.024)	6.750	(1.124)	(0.806)	6.750	(0.834)	(0.521)
6.000	(0.092)	0.090	6.000	0.078	0.265	6.250	(0.558)	(0.312)	6.250	(0.392)	(0.157)	6.875	(1.338)	(1.013)	6.875	(1.113)	(0.794)
6.125	(0.190)	0.002	6.125	(0.035)	0.147	6.375	(0.731)	(0.491)	6.375	(0.551)	(0.305)	7.000	(1.495)	(1.165)	7.000	(1.311)	(0.987)
6.250	(0.307)	(0.104)	6.250	(0.137)	0.056	6.500	(0.892)	(0.641)	6.500	(0.728)	(0.488)	7.125	(1.656)	(1.320)	7.125	(1.455)	(1.124)
6.375	(0.441)	(0.244)	6.375	(0.260)	(0.058)	6.625	(1.065)	(0.804)	6.625	(0.931)	(0.680)	7.250	(1.758)	(1.416)	7.250	(1.605)	(1.268)
6.500	(0.574)	(0.366)	6.500	(0.393)	(0.196)	6.750	(1.164)	(0.908)	6.750	(1.030)	(0.769)	7.375	(1.828)	(1.479)	7.375	(1.679)	(1.337)
6.625	(0.694)	(0.476)	6.625	(0.539)	(0.332)	6.875	(1.170)	(0.904)	6.875	(1.059)	(0.804)	7.500	(1.890)	(1.536)	7.500	(1.757)	(1.408)
6.750	(1.038)	(0.630)	6.750	(1.021)	(0.591)	7.000	(1.132)	(0.855)	7.000	(0.927)	(0.660)	7.625	(1.906)	(1.546)	7.625	(1.820)	(1.466)
6.875	(1.128)	(0.740)	6.875	(1.125)	(0.700)	7.125	(1.250)	(0.979)	7.125	(1.066)	(0.789)	7.750	(1.940)	(1.574)	7.750	(1.839)	(1.478)
7.000	(1.097)	(0.863)	7.000	(0.938)	(0.714)	7.250	(1.225)	(0.943)	7.250	(1.067)	(0.795)	7.875	(2.007)	(1.635)	7.875	(1.874)	(1.508)

Please See Page 3 for Feature Adjustments

CONFORMING ARMs

C101L 2.250			C101LIO 2.250		
CONF 101 ARM			CONF 101 ARM IO		
RATE	15	30	RATE	15	30
6.375	0.139	0.448	6.375	0.438	0.741
6.500	(0.402)	(0.087)	6.500	0.196	0.505
6.625	(0.938)	(0.617)	6.625	(0.398)	(0.083)
6.750	(1.284)	(0.957)	6.750	(0.879)	(0.559)
6.875	(1.528)	(1.196)	6.875	(1.205)	(0.879)
7.000	(1.721)	(1.383)	7.000	(1.440)	(1.107)
7.125	(1.903)	(1.558)	7.125	(1.620)	(1.282)
7.250	(2.010)	(1.660)	7.250	(1.793)	(1.449)
7.375	(2.086)	(1.730)	7.375	(1.872)	(1.522)
7.500	(2.141)	(1.779)	7.500	(1.958)	(1.602)
7.625	(2.167)	(1.799)	7.625	(2.015)	(1.653)
7.750	(2.180)	(1.806)	7.750	(2.044)	(1.676)
7.875	(2.242)	(1.863)	7.875	(2.060)	(1.686)
8.000	(2.275)	(1.890)	8.000	(2.124)	(1.744)
8.125			8.125		
8.250			8.250		
8.375			8.375		

Please See Page 3 for Feature Adjustments



Wholesale

Effective Date: 12/4/2008

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CONVENTIONAL CONFORMING PROGRAM ADJUSTMENTS

Credit Adjustments

Fixed Rate and ARM Programs

FICO

LTV %	No Score / < 620	620 - 639	640 - 659	660 - 679	680 - 699	700 - 719	720 - 739	> = 740
< = 60	1.000	0.250	0.000	0.000	0.000	(0.250)	(0.250)	(0.250)
> 60 to 70	1.000	0.750	0.500	0.500	0.500	0.500	0.000	0.000
> 70 to 75	2.750	2.500	1.750	1.250	0.500	0.500	0.000	0.000
> 75 to 80	3.000	2.750	2.250	1.750	1.000	0.750	0.250	0.000
> 80 to 85	3.000	2.750	2.000	1.500	0.500	0.500	0.000	0.000
> 85 to 90	3.000	2.250	1.500	1.000	0.250	0.250	(0.250)	(0.250)

Fixed Rate Programs Only

> 90 to 95	3.000	2.250	1.500	1.000	0.250	0.250	(0.250)	(0.250)
> 95 to 97	3.000	2.250	1.500	1.000	0.250	0.250	(0.250)	(0.250)

ARM Programs Only

> 90 to 95	4.000	3.250	2.500	1.625	0.875	0.625	0.125	0.000
> 95 to 97	4.500	3.500	3.000	2.250	1.250	1.250	0.750	0.750

The above adjustments do not apply to MyCommunity or loans with amortization terms < = 180, if both the Credit Score > = 620 and LTV < = 95.

Loans with Credit Score less than 620 must have DU approval.

Expanded Approval {EA I & EA II} *** In addition to above matrix

FICO

LTV %	No Score / < 620	620 - 639	640 - 659	660 - 679	680 - 699	700 - 719	720 - 739	> = 740
< = 95	1.250	0.750	0.750	0.500	0.500	0.250	0.250	0.000
> 95	1.750	1.250	1.250	1.000	1.000	0.750	0.750	0.500

Cash Out

FICO

LTV %	No Score / < 620	620 - 639	640 - 659	660 - 679	680 - 699	700 - 719	720 - 739	> = 740
< = 60	1.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
> 60 to 75	1.750	0.750	0.750	0.250	0.250	0.125	0.125	0.000
> 75 to 80	2.750	2.250	1.750	1.000	0.875	0.500	0.500	0.250
> 80 to 85	3.000	2.500	2.500	2.000	2.000	1.000	1.000	0.375
> 85	3.000	2.000	2.000	1.500	1.500	0.500	0.500	0.375

Loan Amount Adjustments

Loan Amount < \$150,000	0.125
Loan Amount < \$70,000	0.750

High Balance Loans (Loan Amount > \$417,000)

Fixed High Balance Loans (Excluding CF30J)	0.375
ARM High Balance Loans w/ LTV/CLTV < = 75%	0.750
ARM High Balance Loans w/ LTV/CLTV > 75%	1.500
Cash Out	1.000

These adds are cumulative in addition to all other applicable adjustments

Occupancy

Non-Owner with LTV < = 75%	1.750
Non-Owner with LTV > 75% to 80%	3.000
Non-Owner with LTV > 80% to 90%	3.750

Property Type

3 & 4 Units Properties (Excludes Affordable Programs {MCM}) *	1.000
2 Unit Properties (Excludes Affordable Programs {MCM})	1.000
2 Unit Properties in Affordable Programs {MCM}	0.625
Condos - Expanded Approval Loans {EA I & EA II}	0.250

Subordinate Financing

All Conforming Loans With CLTV > 95%	1.500
Non-Interest Only Loans w/ CLTV > 90% to 95%	0.250
Non-Interest Only Loans w/ CLTV > 75% to 90% and FICO < 720	0.250
All Interest Only Loans w/ Subordinate Financing and FICO < 720	0.500
All Interest Only Loans w/ Subordinate Financing and FICO > = 720	0.250

Misc.

No Impounds	0.250
No Impounds in CA	0.150
Fixed w/ 40 Year Term	3.000
ARM w/ 40 Year Term	0.750
FNMA Flex 97™ Fixed Rate w/ MI Coverage < 35%	1.250
FNMA Flex 97™ 5/1, 7/1, & 10/1 ARMs w/ MI Coverage < 35%	1.000
Interest Only w/ LTV > 90% (Excludes MyCommunity & Flex)	0.250

Fixed State Adjusters

Arkansas, Florida, Kentucky, North Carolina, North Dakota, New Jersey, New York, Oklahoma, Pennsylvania, Tennessee, Texas, Virginia, Wisconsin	(0.250)
Alaska, Alabama, Connecticut, Delaware, Georgia, Iowa, Idaho, Illinois, Kansas, Louisiana, Massachusetts, Missouri, Mississippi, Montana, Nebraska, New Mexico, Oregon, South Carolina, South Dakota, Vermont, Washington, West Virginia, Wyoming	(0.150)
Hawaii, Indiana, Maryland, Maine, New Hampshire, Ohio	(0.100)
Arizona, California, Colorado, Michigan, Minnesota, Nevada, Rhode Island, Utah	0.000

ARM State Adjusters

Alaska, Alabama, Arkansas, Arizona, Colorado, Connecticut, Delaware, Florida, Georgia, Iowa, Illinois, Indiana, Kansas, Kentucky, Louisiana, Massachusetts, Maryland, Maine, Michigan, Minnesota, Montana, Mississippi, Montana, Nebraska, North Carolina, North Dakota, New Hampshire, New Jersey, New Mexico, Nevada, New York, Ohio, Oklahoma, Oregon, Pennsylvania, South Dakota, South Carolina, Tennessee, Texas, Vermont, Virginia, Wisconsin, West Virginia	0.000
California, Hawaii, Idaho, Rhode Island, Utah, Washington, Wyoming	0.125

All conforming adjustments assume DU 7.0 approval. Additional and/or different charges may apply to loans with DU 5.7 or earlier approvals.

* 3 & 4 Unit properties will be treated as non-owner occupied properties from both an underwriting and pricing perspective unless delivered with AU approval through DU.

Wholesale

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GOVERNMENT FIXED

VF30 30 YR VA FIXED					VF15 15 YR VA FIXED			VF30B 30 YR VA B/D			FF30B 30YR FXD FHAB/D		
RATE	15	30	45	60	RATE	15	30	RATE	15	30	RATE	15	30
5.000	0.474	0.599	0.849	1.149	5.000	(0.521)	(0.396)	5.000	0.713	0.838	5.000	0.463	0.588
5.125	0.474	0.599	0.849	1.149	5.125			5.125	0.474	0.599	5.125	0.224	0.349
5.250	0.190	0.315	0.565	0.865	5.250			5.250	0.190	0.315	5.250	(0.060)	0.065
5.375	(0.325)	(0.200)	0.050	0.350	5.375			5.375	(0.325)	(0.200)	5.375	(0.575)	(0.450)
5.500	(0.788)	(0.663)	(0.413)	(0.113)	5.500	(0.802)	(0.677)	5.500	(0.707)	(0.582)	5.500	(0.957)	(0.832)
5.625	(1.014)	(0.889)	(0.639)	(0.339)	5.625			5.625	(1.014)	(0.889)	5.625	(1.264)	(1.139)
5.750	(1.140)	(1.015)	(0.765)	(0.465)	5.750			5.750	(1.140)	(1.015)	5.750	(1.390)	(1.265)
5.875	(0.421)	(0.296)	(0.046)	0.254	5.875			5.875	(0.421)	(0.296)	5.875	(0.671)	(0.546)
6.000	(0.795)	(0.670)	(0.420)	(0.120)	6.000	(1.021)	(0.896)	6.000	(0.716)	(0.591)	6.000	(0.966)	(0.841)
6.125	(0.861)	(0.736)	(0.486)	(0.186)	6.125			6.125	(0.861)	(0.736)	6.125	(1.111)	(0.986)
6.250	(1.082)	(0.957)	(0.707)	(0.407)	6.250			6.250	(1.082)	(0.957)	6.250	(1.332)	(1.207)
6.375	(0.898)	(0.773)	(0.523)	(0.224)	6.375			6.375	(0.898)	(0.773)	6.375	(1.149)	(1.024)
6.500	(0.929)	(0.804)	(0.554)	(0.254)	6.500	(1.021)	(0.896)	6.500	(0.849)	(0.724)	6.500	(1.099)	(0.974)
6.625	(1.052)	(0.927)	(0.677)	(0.377)	6.625			6.625	(1.052)	(0.927)	6.625	(1.302)	(1.177)
6.750	(1.246)	(1.121)	(0.871)	(0.571)	6.750			6.750	(1.246)	(1.121)	6.750	(1.496)	(1.371)
6.875	(0.496)	(0.371)	(0.121)	0.179	6.875			6.875	(0.496)	(0.371)	6.875	(0.746)	(0.621)
7.000	(1.144)	(1.019)	(0.769)	(0.469)	7.000	(0.019)	0.106	7.000	(0.561)	(0.436)	7.000	(0.811)	(0.686)

{Home Savings FHA # 22443-0999-6} SRP is Included in Pricing {Home Savings VA # 7531230000}

GOVERNMENT ARMs

FA31 FHA 31 ARM			FA51 FHA 51 ARM			VA31 VA 31 ARM			VA51 VA 51 ARM		
RATE	15	30	RATE	15	30	RATE	15	30	RATE	15	30
5.125	0.447	0.591	5.250	0.688	0.884	5.250	1.773	2.130	5.250	1.063	1.259
5.250	0.393	0.547	5.375	0.420	0.617	5.375	1.515	1.879	5.375	0.795	0.992
5.375	0.149	0.303	5.500	0.433	0.639	5.500	1.284	1.644	5.500	0.808	1.014
5.500	0.074	0.237	5.625	0.228	0.434	5.625	1.163	1.518	5.625	0.603	0.809
5.625	(0.165)	(0.002)	5.750	0.106	0.321	5.750	0.704	1.086	5.750	0.481	0.696
5.750	(0.199)	(0.027)	5.875	(0.086)	0.128	5.875	0.461	0.838	5.875	0.289	0.503
5.875	(0.431)	(0.259)	6.000	0.218	0.442	6.000	0.341	0.714	6.000	0.593	0.817
6.000	(0.190)	(0.009)	6.125	0.090	0.314	6.125	0.298	0.666	6.125	0.465	0.689
6.125	(0.486)	(0.305)	6.250	0.101	0.333	6.250	0.147	0.511	6.250	0.476	0.708
6.250	(0.252)	(0.062)	6.375	(0.063)	0.170	6.375	0.327	0.717	6.375	0.312	0.545
6.375	(0.471)	(0.281)	6.500	(0.253)	(0.011)	6.500	0.125	0.511	6.500	0.122	0.364
6.500	(0.320)	(0.121)	6.625	(0.403)	(0.161)	6.625			6.625	(0.028)	0.214
6.625	(0.532)	(0.333)	6.750	(0.639)	(0.388)	6.750			6.750	(0.264)	(0.013)
6.750	(0.420)	(0.212)	6.875	(0.776)	(0.525)	6.875			6.875	(0.401)	(0.150)
6.875	(0.625)	(0.416)	7.000	(1.139)	(0.879)	7.000			7.000	(0.764)	(0.504)
7.000	(0.503)	(0.286)	7.125	(1.144)	(0.884)	7.125			7.125	(0.769)	(0.509)
7.125	(0.701)	(0.483)	7.250			7.250			7.250	(1.012)	(0.743)

{Home Savings FHA # 22443-0999-6} SRP is Included in Pricing {Home Savings VA # 7531230000}

GOVERNMENT FEATURE ADJUSTMENTS

Loan Amount		Credit Score	
VA Loan Amount > \$600,000	0.750	FICO > 600 to 619	2.250
Loan Amount > \$100,000 to \$150,000	0.125	FICO > 580 to 600	1.000
Loan Amount > \$75,000 to \$100,000	0.250	FICO = 580	2.000
Loan Amount \$50,000 to \$75,000	0.500		
Loan Amount < \$50,000	1.500		
Misc.		Property Type	
High Balance Loans (Excludes program code FF30J)	0.500	3 to 4 Units	0.500
Non - Owner	1.500	HUD REO or HUD PD (Excludes program codes FF15HUD100 & FF30HUD100)	0.500
		No Manufactured Homes	
State Adjustments (FIXED programs Only)			
Arkansas, Oklahoma, Texas			(0.600)
Louisiana			(0.400)
Florida, Illinois, New Jersey, New York, Pennsylvania, Wisconsin			(0.350)
Hawaii, Kansas, Montana, Nevada, New Mexico, Oregon, Washington			(0.300)
Arizona, California, Idaho, Wyoming			(0.250)
Alaska, Colorado, Connecticut, Delaware, Georgia, Kentucky, Maryland, Nebraska, North Carolina, North Dakota, Tennessee, Virginia, Utah			(0.150)
Alabama, Iowa, Missouri, Ohio, South Carolina, Vermont			(0.050)
Mississippi, South Dakota, West Virginia			0.000
Indiana, Maine, Massachusetts, Michigan, Minnesota, New Hampshire, Rhode Island			0.100

Wholesale

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JUMBO FIXED

NF10			NF15			NF20			NF25			NF30		
JUMBO 10 YR FXD			JUMBO 15 YR FXD			JUMBO 20 YR FXD			JUMBO 25 YR FXD			JUMBO 30 YR FXD		
RATE	15	30	RATE	15	30	RATE	15	30	RATE	15	30	RATE	15	30
7.125			7.125			7.500	2.154	2.279	7.500	2.279	2.404	7.500	2.279	2.404
7.250			7.250			7.625	1.707	1.832	7.625	1.832	1.957	7.625	1.832	1.957
7.375			7.375			7.750	1.450	1.575	7.750	1.575	1.700	7.750	1.575	1.700
7.500	2.169	2.294	7.500	2.169	2.294	7.875	0.962	1.087	7.875	1.087	1.212	7.875	1.087	1.212
7.625	1.838	1.963	7.625	1.838	1.963	8.000	0.568	0.693	8.000	0.693	0.818	8.000	0.693	0.818
7.750	1.063	1.188	7.750	1.063	1.188	8.125	0.113	0.238	8.125	0.238	0.363	8.125	0.238	0.363
7.875	0.760	0.885	7.875	0.760	0.885	8.250	(0.235)	(0.110)	8.250	(0.110)	0.015	8.250	(0.110)	0.015
8.000	0.451	0.576	8.000	0.451	0.576	8.375	(0.563)	(0.438)	8.375	(0.438)	(0.313)	8.375	(0.438)	(0.313)
8.125	0.035	0.160	8.125	0.035	0.160	8.500	(0.876)	(0.751)	8.500	(0.751)	(0.626)	8.500	(0.751)	(0.626)
8.250	(0.127)	(0.002)	8.250	(0.127)	(0.002)	8.625			8.625			8.625		
8.375	(0.281)	(0.156)	8.375	(0.281)	(0.156)	8.750			8.750			8.750		
8.500			8.500			8.875			8.875			8.875		
8.625			8.625			9.000			9.000			9.000		
8.750			8.750			9.125			9.125			9.125		
8.875			8.875			9.250			9.250			9.250		
9.000			9.000			9.375			9.375			9.375		
9.125			9.125			9.500			9.500			9.500		

Please See Feature Adjustments Listed Below

JUMBO ARMs

N31L			N51L			N71L			N101L		
JUMBO 31 ARM			JUMBO 51 ARM			JUMBO 71 ARM			JUMBO 101 ARM		
RATE	15	30	RATE	15	30	RATE	15	30	RATE	15	30
5.500			6.500	1.965	2.090	7.000	1.445	1.570	7.500	0.939	1.064
5.625			6.625	1.691	1.816	7.125	1.091	1.216	7.625	0.522	0.647
5.750			6.750	1.430	1.555	7.250	0.743	0.868	7.750	0.110	0.235
5.875			6.875	1.188	1.313	7.375	0.402	0.527	7.875	(0.301)	(0.176)
6.000	2.408		7.000	0.957	1.082	7.500	0.083	0.208	8.000	(0.706)	(0.581)
6.125	2.094	2.219	7.125	0.737	0.862	7.625	(0.211)	(0.086)	8.125	(1.109)	(0.984)
6.250	1.795	1.920	7.250	0.525	0.650	7.750	(0.482)	(0.357)	8.250	(1.507)	(1.382)
6.375	1.515	1.640	7.375	0.319	0.444	7.875			8.375		
6.500	1.253	1.378	7.500	0.125	0.250	8.000			8.500		
6.625	1.011	1.136	7.625	(0.061)	0.064	8.125			8.625		
6.750	0.789	0.914	7.750			8.250			8.750		
6.875	0.590	0.715	7.875			8.375			8.875		
7.000			8.000			8.500			9.000		
7.125			8.125			8.625			9.125		
7.250			8.250			8.750			9.250		
7.375			8.375			8.875			9.375		
7.500			8.500			9.000			9.500		

Please See Feature Adjustments Listed Below

JUMBO FEATURE ADJUSTMENTS

Loan Amount	30 Yr / 25 Yr / 20 Yr Fixed Program State Adjusters
Loan Amount <= \$417,000 5.000	Iowa, Indiana, Ohio, Oklahoma, Pennsylvania, Texas, Wisconsin (0.500)
Property Type	Georgia, Kansas, Kentucky, North Carolina, North Dakota, Nebraska, New York, South Dakota (0.375)
2 Unit 0.000	Alaska, Alabama, Arkansas, Colorado, Connecticut, Florida, Illinois, Michigan, Minnesota, Missouri, New Hampshire, New Jersey, South Carolina, Tennessee (0.250)
3 Unit 0.500	Delaware, Massachusetts, Maine, Mississippi, Montana, New Mexico, Oregon, Rhode Island, Utah, Virginia, Vermont, Washington, West Virginia, Wyoming (0.125)
4 Unit 1.000	Arizona, California, Hawaii, Idaho, Louisiana, Maryland, Nevada 0.000
Purpose	15 Yr / 10 Yr Fixed Program & All ARM State Adjusters
Cash Out 0.250	Alaska, Florida, Georgia, North Dakota, New Jersey, New York, Oklahoma, Oregon, Pennsylvania, South Dakota, Texas, Vermont (0.125)
Other	Alabama, Arkansas, Arizona, California, Colorado, Connecticut, Delaware, Hawaii, Iowa, Idaho, Illinois, Indiana, Kansas, Kentucky, Louisiana, Massachusetts, Maryland, Maine, Michigan, Minnesota, Missouri, Mississippi, Montana, North Carolina, Nebraska, New Hampshire, New Mexico, Nevada, Ohio, Rhode Island, South Carolina, Tennessee, Utah, Virginia, Washington, Wisconsin, West Virginia, Wyoming 0.000
No Impounds 0.250	
Interest Only (5/1, 7/1, and 10/1 ARMs Only) 0.250	
Loan Amount > \$1.1 MM .25 to Margin	

Wholesale

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PORTFOLIO ARMS - Available in: CA, CO, CT, IL, OR, TX, UT, VA, WA

PORTFOLIO 5/1 INTEREST ONLY LIBOR ARM

Program Highlights

- 30 & 40 Year Terms
- 10 Year Interest Only
- Purchase and Rate / Term
- Owner Occupied SFR - PUD and Condo
- 3 Year Prepay - 5 / 2 / 5 Caps

Full Documentation Requirements

- 95% LTV up to \$417,000 with 680 FICO
- 90% LTV up to \$650,000 with 700 FICO
- Max DTI = 41%, 45% if less than 80% LTV
- Borrower Paid MI Required for LTVs > 80%

Available Pricing Options

P51LIO	Margin:	3.000
Rate	PORT 5/1 ARM	Rebate
6.950		0.000
7.250		(0.500)
7.500		(1.000)