

Retail Consumer Lending Rates Home Equity & other Products	Page	Product Use		Channel Availability		
		Purchase	Refi	FCs	Home Loans S/A	Home Loans Sim'l
WaMu Equity Plus --- 1st and 2nd Lien						
HELOC with FRLO feature to 95% CLTV - stand alone	2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
80/10/10 HELOC with FRLO to 95% CLTV - simultaneous with a WaMu 1st	2	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Home Equity Loan - Simultaneous with a WaMu 1st						
80/10/10 HEL to 89.99% CLTV - simultaneous with a WaMu 1st	3	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Home Equity Loan - Stand-alone						
HEL 1st and 2nd lien stand alone	4	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Equity Products are available in all states except Mississippi

**0.50% margin discount on Equity Plus
Interest Only Fixed Rate Option (FRLO)**

3 year term
700+ FICO
Max. 65% CLTV
\$20,000 minimum balance

Fall Special!

Pricing Date: 10/17/2007

	Rate	Last change
Prime rate:	7.75%	09/19/2007
HEL Fixed rate:	8.54%	06/13/2007
FRLO Fixed rate:	8.70%	06/13/2007

Common Terms & Definitions

S/A: Stand-alone. An equity product closing alone or with a non-WaMu 1st mortgage

FRLO: Fixed Rate Loan Option.

Interest Only (IO) FRLO: Fixed rate option with a 3, 5, 7, or 10 year fixed rate period and interest only payments. After the fixed period balance rolls back to HELOC.

Fully Amortizing (standard) FRLO: Fixed rate option with fully amortizing payments. Available in 1 through 20 year terms.

SFR: Single Family Residence (1 unit).

Best Rate: for HELOC base rate = Prime + dollar tier adj. + Relationship Pricing discount.

Best Rate: for HEL base rate = core fixed rate + dollar tier adj + Relationship Pricing discount.

Pricing date: the only date for which pricing is valid.



YSP:

- Broker must meet RESPA and state licensing requirements (if applicable).
- Maximum YSP is the lesser of 0.50%, based on the approved equity line or equity loan amount from WaMu, or \$4,000.
- Total Broker compensation, including YSP, cannot exceed 4% of the equity loan amount in all states except Texas. Bona fide fees paid to third party service providers are excluded from total Broker compensation cap.
- **Bundled HELOC Offers only:** Brokers may charge 0.50% YSP. No additional Broker fees are allowed.

WaMu Equity Plus: HELOC / FRLO (Stand alone & Simultaneous)

HL Wholesale

Applies to:

HELOC-FRLO: Equity Plus - stand alone (may be concurrent with a non-WaMu 1st)
 HELOC-FRLO (80/10/10): simultaneous with a WaMu 1st

Pricing date: 10/17/07

WaMu Equity Plus - HELOC Pricing (variable rate)

Base Rate	Equifax/Beacon FICO Score		
CLTV: 0% - 65%	680-699	700-739	740+
\$1 - \$19,999	9.70%	8.79%	8.79%
\$20,000 - \$49,999	8.70%	7.79%	7.79%
\$50,000 - \$99,999	8.45%	7.54%	7.54%
\$100,000 - \$250,000	8.40%	7.49%	7.49%
<hr/>			
CLTV: 65.01% - 80%			
\$1 - \$19,999	9.70%	9.04%	9.04%
\$20,000 - \$49,999	8.70%	8.04%	8.04%
\$50,000 - \$99,999	8.45%	7.79%	7.79%
\$100,000 - \$250,000	8.40%	7.74%	7.74%
<hr/>			
CLTV: 80.01% - 89.99%*			
\$1 - \$19,999	10.60%	10.00%	10.00%
\$20,000 - \$49,999	9.60%	9.00%	9.00%
\$50,000 - \$99,999	9.35%	8.75%	8.75%
\$100,000 - \$250,000	9.30%	8.70%	8.70%

* The pricing for 80.01% - 89.99% is only available for fully utilized WaMu structured loans with WaMu 1st liens.

Adjustments

2nd Home	0.50%
0 Relationships	0.00%
1 Relationship	-0.25%
2 or 3 Relationships	-0.50%

Yield Spread Premium

0.50% YSP	0.25%
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HELOC Worksheet

Base Rate	<input type="text"/>	
	+	<input type="text"/>
	+	<input type="text"/>
Relationships ³		<input type="text"/>
	+	<input type="text"/>
YSP		<input type="text"/>
	=	<input type="text"/>
Final Rate		<input type="text"/>
	-	<input type="text"/>
Prime ¹ :	7.75%	(is variable)
	=	<input type="text"/>
Final Margin		<input type="text"/> (is fixed)

1. Last Prime rate change: 09/19/2007
2. See Page 1 for details on eligible Relationships

APR Range (Low / High)

CLTV:	Low	High
0% - 80%:	6.99%	10.45%
80.01 - 89.99%:	8.20%	11.35%

WaMu Equity Plus - FRLO Pricing (fixed rate)

Base Rate	Equifax/Beacon FICO Score		
CLTV: 0% - 65%	680-699	700-739	740+
\$1 - \$19,999	10.65%	9.99%	9.99%
\$20,000 - \$49,999	9.40%	8.74%	8.74%
\$50,000 - \$99,999	9.05%	8.39%	8.39%
\$100,000 - \$250,000	9.00%	8.34%	8.34%
<hr/>			
CLTV: 65.01% - 80%			
\$1 - \$19,999	10.65%	9.99%	9.99%
\$20,000 - \$49,999	9.40%	8.74%	8.74%
\$50,000 - \$99,999	9.05%	8.39%	8.39%
\$100,000 - \$250,000	9.00%	8.34%	8.34%
<hr/>			
CLTV: 80.01% - 89.99%			
\$1 - \$19,999	11.55%	10.95%	10.95%
\$20,000 - \$49,999	10.30%	9.70%	9.70%
\$50,000 - \$99,999	9.95%	9.35%	9.35%
\$100,000 - \$250,000	9.90%	9.30%	9.30%

Adjustments

2nd Home	0.50%
Rate buydown: 1.0% fee	-0.25%
0 Relationships	0.00%
1 Relationship	-0.25%
2 or 3 Relationships	-0.50%

FRLO Worksheet

Base Rate ¹	<input type="text"/>	
	+	<input type="text"/>
Term		<input type="text"/>
	+	<input type="text"/>
Relationships		<input type="text"/>
	+	<input type="text"/>
Rate Buydown		<input type="text"/>
	=	<input type="text"/>
Final Rate		<input type="text"/> (is fixed)
Disclosed Rate	17.75%	
Rate Cap	18.00%	

1. Last fixed rate change: 06/13/2007
2. See Page 1 for details on eligible Relationships

APR Range (Low / High)

CLTV	Low	High
0 - 65%:	7.84%	11.62%
65.01-80%:	7.84%	11.62%
80.01 - 89.99%:	8.80%	12.53%

Payment Option and Term (yr):						
Term	1-5	6-7	8-10	11-15	16-20	21-30
Standard FRLO (Full Am.):	-0.50%	-0.40%	-0.15%	-0.05%	0.00%	N/A
Term	3yr	5yr	7yr	10yr		
Interest Only FRLO:	-0.20%	0.00%	0.10%	0.35%		

New Fall Special!
0.50% margin discount on Interest Only FRLO
 3 year term -- \$20k minimum -- 700+ FICO -- Max. 65% CLTV

Home Equity Loan - Simultaneous with a WaMu 1st

Applies to:

HEL to 89.99% CLTV (80/10/10) - Simultaneous with a WaMu 1st

HL Wholesale

Pricing date: 10/17/07

HEL Pricing - Simultaneous

Base rate	Equifax/Beacon FICO Score		
	680-699	700-739	740+
CLTV: 0% - 65%			
\$1 - \$19,999	10.09%	9.89%	9.84%
\$20,000 - \$49,999	8.84%	8.64%	8.59%
\$50,000 - \$99,999	8.49%	8.29%	8.24%
\$100,000 - \$250,000	8.44%	8.24%	8.19%
CLTV: 65.01% - 80%			
\$1 - \$19,999	10.34%	10.05%	10.00%
\$20,000 - \$49,999	9.09%	8.80%	8.75%
\$50,000 - \$99,999	8.74%	8.45%	8.40%
\$100,000 - \$250,000	8.69%	8.40%	8.35%
CLTV: 80.01% - 89.99%			
\$1 - \$19,999	10.89%	10.54%	10.49%
\$20,000 - \$49,999	9.64%	9.29%	9.24%
\$50,000 - \$99,999	9.29%	8.94%	8.89%
\$100,000 - \$250,000	9.24%	8.89%	8.84%

Adjustments

2nd Home	0.50%
0 Relationships	0.00%
1 Relationship	- 0.25%
2 Relationships	- 0.50%

YSP

0.50% YSP	0.25%
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HEL Worksheet

Base Rate ¹	<input type="text"/>	
	+	
Term	<input type="text"/>	
	+	
Relationships ³	<input type="text"/>	
	+	
YSP	<input type="text"/>	
	=	
Final Rate	<input type="text"/>	(is fixed)

1. Last fixed rate change: 06/13/2007
2. See Page 1 for details on eligible Relationships

Term

Term (yr):	5	10	15	20	30
	-0.40%	-0.15%	-0.05%	0.00%	0.10%

APR Range (Low / High)

CLTV	Low	High
0 - 65%:	7.79%	10.94%
65.01-80%:	7.95%	11.19%
80.01-89.99%:	8.44%	11.74%

Home Equity Loan - Stand alone 1st and 2nd lien

HL Wholesale

Pricing date: 10/17/07

Applies to:

HEL stand alone
HEL closing concurrent with a non-WaMu 1st mortgage

HEL Stand-alone Pricing

Base rate	Equifax/Beacon FICO Score		
	680-699	700-739	740+
CLTV: 0% - 65%			
\$1 - \$19,999	10.14%	10.04%	9.94%
\$20,000 - \$49,999	8.89%	8.79%	8.69%
\$50,000 - \$99,999	8.54%	8.44%	8.34%
\$100,000 - \$250,000	8.49%	8.39%	8.29%
CLTV: 65.01% - 80%	680-699	700-739	740+
\$1 - \$19,999	10.34%	10.15%	10.05%
\$20,000 - \$49,999	9.09%	8.90%	8.80%
\$50,000 - \$99,999	8.74%	8.55%	8.45%
\$100,000 - \$250,000	8.69%	8.50%	8.40%

Adjustments

2nd Home	0.50%
0 Relationships	0.00%
1 Relationship	- 0.25%
2 Relationships	- 0.50%

YSP

0.50% YSP	0.25%
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HEL Worksheet

Base Rate ¹	<input type="text"/>	
	+	
Term	<input type="text"/>	
	+	
	<input type="text"/>	
	+	
Relationships ³	<input type="text"/>	
	+	
YSP	<input type="text"/>	
	=	
Final Rate	<input type="text"/>	(is fixed)

1. Last fixed rate change: 06/13/2007
2. See Page 1 for details on eligible Relationships

APR Range (Low / High)

CLTV	Low	High
0 - 65%:	8.16%	10.99%
65.01-80%:	8.27%	11.19%

Term	5	7	10	12	15	20	30
Term (yr):	-0.40%	-0.40%	-0.15%	-0.05%	-0.05%	0.00%	0.10%

Retail Consumer Lending Rates		Product Use		Channel Availability		
Home Equity & other Products		Page	Purchase Refi	FCs	Home Loans S/A	Sim'l
WaMu Equity Plus						
HELOC to 80% CLTV* - stand alone	6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
80/10/10 HELOC to 80% CLTV* - simultaneous with a WaMu 1st	6	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Home Equity Loan						
80/10/10 HEL to 89.99% CLTV - simultaneous with a WaMu 1st	6	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Home Equity Loan - Stand-alone						
HEL 1st and 2nd lien stand alone	7	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Rate	Last change
Prime rate:	7.75%	09/19/2007
HEL Fixed rate:	8.54%	06/13/2007

Common Terms & Definitions	
S/A: Stand-alone. An equity product closing alone or with a non-WaMu 1st mortgage	
SFR: Single Family Residence (1 unit).	
Best Rate: for HEL base rate = core fixed rate + dollar tier adj + Relationship Pricing discount.	
Pricing date: the only date for which pricing is valid.	



WaMu Equity Plus: HELOC (Stand alone & Simultaneous)

Wholesale Texas

Pricing date: 10/17/07

Applies to:

HELOC: Equity Plus - stand alone (may be concurrent with a non-WaMu 1st)
 HELOC (80/10/10): simultaneous with a WaMu 1st

HELOC Pricing - Equity Plus

Base Rate	Equifax/Beacon FICO Score		
	680-699	700-739	740+
CLTV: 0% - 65%			
\$1 - \$19,999	9.00%	8.75%	8.75%
\$20,000 - \$49,999	8.00%	7.75%	7.75%
\$50,000 - \$99,999	7.40%	7.15%	7.15%
\$100,000 - \$250,000	7.40%	7.15%	7.15%

CLTV: 65.01% - 80%			
\$1 - \$19,999	9.00%	9.00%	9.00%
\$20,000 - \$49,999	8.00%	8.00%	8.00%
\$50,000 - \$99,999	7.40%	7.40%	7.40%
\$100,000 - \$250,000	7.40%	7.40%	7.40%

CLTV: 80.01% - 89.99%*			
\$1 - \$19,999	10.15%	10.00%	10.00%
\$20,000 - \$49,999	9.15%	9.00%	9.00%
\$50,000 - \$99,999	8.90%	8.75%	8.75%
\$100,000 - \$250,000	8.90%	8.75%	8.75%

* The pricing for 80.01% - 89.99% is only available for fully utilized WaMu structured loans with WaMu 1st liens.

1. Last Prime rate change: 09/19/2007

Adjustments

2nd Home	0.50%
Yield Spread Premium	
0.50% YSP	0.25%

HELOC Worksheet

Base Rate	<input type="text"/>	
	+	<input type="text"/>
		<input type="text"/>
YSP	<input type="text"/>	
	=	<input type="text"/>
Final Rate	<input type="text"/>	
	-	<input type="text"/>
Prime ¹ :	<input type="text" value="7.75%"/>	(is variable)
	=	<input type="text"/>
Final Margin	<input type="text"/>	(is fixed)

APR Range (Low / High)

CLTV:	Low	High
0% - 65%:	7.15%	9.75%
65.01 - 80%:	7.40%	9.75%
80.01 - 89.99%:	8.75%	10.90%

Home Equity Loan - Simultaneous with a WaMu 1st

Wholesale Texas

Pricing date: 10/17/07

Applies to:

HEL to 89.99% CLTV (80/10/10) - simultaneous with a WaMu 1st

HEL Pricing - Structured

Base rate	Equifax/Beacon FICO Score		
	680-699	700-739	740+
CLTV: 0% - 65%			
\$1 - \$19,999	10.09%	9.89%	9.84%
\$20,000 - \$49,999	8.84%	8.64%	8.59%
\$50,000 - \$99,999	8.49%	8.29%	8.24%
\$100,000 - \$250,000	8.44%	8.24%	8.19%
CLTV: 65.01% - 80%			
\$1 - \$19,999	10.34%	10.05%	10.00%
\$20,000 - \$49,999	9.09%	8.80%	8.75%
\$50,000 - \$99,999	8.74%	8.45%	8.40%
\$100,000 - \$250,000	8.69%	8.40%	8.35%
CLTV: 80.01% - 89.99%			
\$1 - \$19,999	10.89%	10.54%	10.49%
\$20,000 - \$49,999	9.64%	9.29%	9.24%
\$50,000 - \$99,999	9.29%	8.94%	8.89%
\$100,000 - \$250,000	9.24%	8.89%	8.84%

Term	5	10	15	20	30
Term (yr):					
	-0.40%	-0.15%	-0.05%	0.00%	0.10%

Adjustments

Wamu Auto Pay	-0.25%
2nd Home	0.50%
YSP	
0.50% YSP	0.25%

HEL Worksheet

Base Rate ¹	<input type="text"/>	
	+	<input type="text"/>
Term	<input type="text"/>	
	+	<input type="text"/>
		<input type="text"/>
Autopay	<input type="text"/>	
	+	<input type="text"/>
YSP	<input type="text"/>	
	=	<input type="text"/>
Final Rate	<input type="text"/>	(is fixed)

1. Last fixed rate change: 06/13/2007

APR Range (Low / High)

CLTV	Low	High
0 - 65%:	7.82%	10.94%
65.01-80%:	7.98%	11.19%
80.01-89.99%:	8.47%	11.74%

HEL Rate Special Additional 0.50% Discount
 available on simultaneous structured HEL behind a WaMu 1st
 \$20K minimum balance --- PM2 or Refi only
 Take an additional 0.50% discount off the rate for qualifying loans

Home Equity Loan - Stand alone 1st and 2nd lien

Wholesale Texas

Pricing date: 10/17/07

Applies to:

HEL stand alone
HEL closing concurrent with a non-WaMu 1st mortgage

HEL Stand-alone Pricing

Base rate	Equifax/Beacon FICO Score		
CLTV: 0% - 65%	680-699	700-739	740+
\$1 - \$19,999	10.14%	10.04%	9.94%
\$20,000 - \$49,999	8.89%	8.79%	8.69%
\$50,000 - \$99,999	8.54%	8.44%	8.34%
\$100,000 - \$250,000	8.49%	8.39%	8.29%
CLTV: 65.01% - 80%	680-699	700-739	740+
\$1 - \$19,999	10.34%	10.15%	10.05%
\$20,000 - \$49,999	9.09%	8.90%	8.80%
\$50,000 - \$99,999	8.74%	8.55%	8.45%
\$100,000 - \$250,000	8.69%	8.50%	8.40%

Adjustments

Wamu Auto Pay	-0.25%
2nd Home	0.50%

YSP	0.50% YSP	0.25%
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HEL Worksheet

Base Rate ¹	<input type="text"/>	
	+	
Term	<input type="text"/>	
	+	
Autopay	<input type="text"/>	
	+	
YSP	<input type="text"/>	
	=	
Final Rate	<input type="text"/>	(is fixed)

1. Last fixed rate change: 06/13/2007

Term	5	7	10	12	15	20	30
Term (yr):	-0.40%	-0.40%	-0.15%	-0.05%	-0.05%	0.00%	0.10%

APR Range (Low / High)

CLTV	Low	High
0 - 65%:	7.91%	10.99%
65.01-80%:	8.02%	11.19%