

**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: 800-303-1142



**AMERICAN STERLING BANK** MEMBER FDIC  
Founded in 1907

Rates Effective: 11/28/07 7:41 AM

Rate Sheet #: 39395-01

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**LOCK CUT-OFF 3:30 PM PDT**

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

LOCK EXPIRATIONS	MARKET INDICES
7 Day 12/5/2007	1 Yr LIBOR 4.40
15 Day 12/13/2007	
25 Day 12/23/2007	
40 Day 1/7/2008	

No locks/extensions greater than 40 days.

DESCRIPTION	FEES
Admin	\$845
Redraw	\$250

We do not lend on manufactured homes.

**PRICING BONUSES!**  
Upload 1003 to ASB +0.125 (all programs)  
Run your own DU/LP +0.125 (Conforming FRM/FHA)  
Lock online for +0.125 (all programs)

**Lock Notes**

7 Day Locks Only on UW 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	1
Exp Approval, Conf ARMs, Gov't	2
Non-Agency Jumbo	3

Please contact your Account Executive/  
Broker Coordinator regarding lock changes

Underwriting	2 Days
Docs	2 Days
Funding	2 Days

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

**CONFORMING**

Conforming 30 Yr Fixed Rate					
C111, H111, C112, H112, C116, H116, C131, C311, C331, C312, C211, C212, C213, C231, H211, H212, A311					
Rate	7 Day	15 Day	25 Day	40 Day	
5.500	1.543	1.606	1.718	2.031	
5.625	0.978	1.040	1.153	1.465	
5.750	0.434	0.496	0.609	0.921	
5.875	-0.053	0.009	0.122	0.434	
6.000	-0.566	-0.503	-0.391	-0.078	
6.125	-1.030	-0.967	-0.855	-0.542	
6.250	-1.442	-1.380	-1.267	-0.955	
6.375	-1.812	-1.750	-1.637	-1.325	
6.500	-2.038	-1.975	-1.863	-1.550	
6.625	-2.375	-2.312	-2.200	-1.887	
6.750	-2.692	-2.630	-2.517	-2.205	
6.875	-3.022	-2.960	-2.847	-2.535	
7.000	-3.073	-3.011	-2.898	-2.586	
7.125	-3.434	-3.372	-3.259	-2.947	
7.250	-3.779	-3.716	-3.604	-3.291	

Conforming 15 Yr Fixed Rate					
C114, H114					
Rate	7 Day	15 Day	25 Day	40 Day	
4.875	1.581	1.643	1.756	2.068	
5.000	1.099	1.161	1.274	1.586	
5.125	0.711	0.774	0.886	1.199	
5.250	0.274	0.336	0.449	0.761	
5.375	-0.039	0.024	0.136	0.449	
5.500	-0.207	-0.145	-0.032	0.280	
5.625	-0.620	-0.557	-0.445	-0.132	
5.750	-1.008	-0.945	-0.832	-0.520	
5.875	-1.395	-1.333	-1.220	-0.907	
6.000	-1.295	-1.232	-1.120	-0.807	
6.125	-1.632	-1.570	-1.457	-1.145	
6.250	-1.920	-1.858	-1.745	-1.433	
6.375	-2.108	-2.045	-1.933	-1.620	
6.500	-1.864	-1.801	-1.689	-1.376	
6.625	-2.301	-2.239	-2.126	-1.814	

Price Adjusters	
Waive Tax Impounds (Non-CA)	0.000
Waive Tax Impounds (CA)	0.000
Non-Owner LTV <= 50	0.000
Non-Owner LTV > 50-75	1.500
Non-Owner LTV > 75-80	2.000
Non-Owner LTV > 80-90	2.500
Owner-Occ & LTV <= 80 & 3-4 Units	0.000
Cash Out > 70-80	0.500
Cash Out > 80-90	0.750
LTV 65.01-95 & CLTV 90.01-95	0.250
Interest Only	1.125
Interest Only & LTV > 90	0.250
Interest Only & LTV 75.01-80 & CLTV 80.01-95	0.250
40 Yr Term	1.000
Loan Amount < \$45,000	1.000
Loan Amount >=\$45,000 - \$60,000	0.375
2-Unit & LTV > 90% - 95%	0.000
FNMA Flex 97 w/35% MI	0.750
FNMA Flex 100 w/35% MI & FICO < 680	1.500
FNMA Flex 100 w/35% MI & FICO >= 680	1.000
FNMA Flex 100 Interest Only	1.625
FNMA MyCommunity 100	1.250
FNMA MyCommunity Interest Only	2.875
FHLMC Home Possible	1.250
FHLMC Home Possible 1-Unit & LTV > 95-97	0.300
FHLMC Home Possible 1-Unit & LTV >97	0.500
FHLMC 100 w/35% MI	1.000
Fast & Easy FICO 680 - 699 w/4506	0.250
Fast & Easy FICO 700 - 729 w/4506	0.000
Fast & Easy FICO 730+ w/4506	0.000
FICO < 620	0.250
LPMI	-0.375
20 Yr Adjuster (Add-On to 30 Yr Pricing)	-0.125
10 Yr Adjuster (Add-On to 15 Yr Pricing)	-0.250

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, WA, WI, WV, WY
-0.250	AR, FL, KY, ND, NJ, OK, PA, TX, VA

Available Programs	
CF30-C111	FNMA 30 Yr FRM
CF30-H111	FHLMC 30 Yr FRM
CF25-C112	**FNMA 25 Yr FRM
CF25-H112	**FHLMC 25 Yr FRM
CF20-C113	**FNMA 20 Yr FRM
CF20-H113	**FHLMC 20 Yr FRM
CF15-C114	FNMA 15 Yr FRM
CF15-H114	FHLMC 15 Yr FRM
CF10-C115	**FNMA 10 Yr FRM
CF10-H115	**FHLMC 10 Yr FRM
CF40-C116	FNMA 40 Yr FRM
CF40-H116	FHLMC 40 Yr FRM
CF30-C131	30 Yr FRM w/10 Yr IO
CF30-C311	FNMA MyCommunity 100%
CF30-C331	IO 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-C231	FNMA Flex 100 Interest Only
CF30-H211	FHLMC 30 Yr Fixed Alt 97
CF30-H212	FHLMC 100
CF30-A311	FNMA MyCommunity EA1

\*BD Codes are not listed but are available in the online pricing engine

\*\*Available Online

\*\*\* The MCM EA is priced as a standard FRM with the MCM adjuster

**CONFORMING LPMI ADJUSTERS**

	"Standard" and "Fast & Easy" Primary Residence								
	Purchase				R/T Refi				
<b>LPMI Rate Adjusters</b>	80.01-85	85.01-90	90.01-95	80.01-85	85.01-90	90.01-95	80.01-85	85.01-90	
30 Yr & 40 Yr Fixed Rate	0.250	0.500	0.625	0.250	0.500	0.625	0.375	0.500	
20 Yr Fixed Rate	0.250	0.375	0.625	0.250	0.375	0.625	0.250	0.500	
15 Yr Fixed Rate	0.250	0.375	0.625	0.250	0.375	0.625	0.250	0.500	
	"Standard" and "Fast & Easy" Second Home								
	Purchase				R/T Refi				
<b>LPMI Rate Adjusters</b>	80.01-85	85.01-90	90.01-95	80.01-85	85.01-90	80.01-85	85.01-90		
30 Yr & 40 Yr Fixed Rate	0.375	0.625	0.750	0.375	0.625	0.500	0.625		
20 Yr Fixed Rate	0.375	0.500	0.750	0.375	0.500	0.375	0.625		
15 Yr Fixed Rate	0.375	0.500	0.750	0.375	0.500	0.375	0.625		
	"Standard" Non-Owner								
	Purchase		R/T Refi		C/O Refi				
<b>LPMI Rate Adjusters</b>	80.01-85	85.01-90	80.01-85	85.01-90	80.01-85				
30 Yr & 40 Yr Fixed Rate	0.625	0.750	0.625	0.750	0.750				
20 Yr Fixed Rate	0.500	0.750	0.500	0.750	0.625				
15 Yr Fixed Rate	0.500	0.750	0.500	0.750	0.625				
	MyCommunity With LPMI (Purchase or R/T Refi Only)								
	FICO	>=660		620-659		>=660		620-659	
<b>Adjust Rate</b>	LTV	80.01-85	80.01-85	85.01-90	85.01-90	90.01-95	90.01-95	95.01-100	95.01-100
30 Yr & 40 Yr Fixed Rate		0.250	0.375	0.375	0.375	0.500	0.750	0.500	0.875
		*620 Minimum FICO							
	*Flex Programs With LPMI								
<b>Adjust Rate</b>	LTV	80.01-85	85.01-90	90.01-95	95.01-100				
30 Yr & 40 Yr Fixed Rate		0.500	0.625	0.750	0.875				

**LPMI Notes**

The following programs DO NOT allow LPMI

- 1) FHLMC Home Possible
- 2) IO Flex Programs
- 3) Expanded Approval Level Programs
- 4) FHLMC Alt Programs



**FNMA EXPANDED APPROVAL**

FNMA 30 Yr Expanded Approval I					
CF30-A111					
Rate	7 Day	15 Day	25 Day	40 Day	
5.875	3.245	3.307	3.420	3.732	
6.000	2.459	2.521	2.634	2.946	
6.125	1.891	1.954	2.066	2.379	
6.250	1.565	1.627	1.740	2.052	
6.375	1.079	1.141	1.254	1.566	
6.500	0.553	0.615	0.728	1.040	
6.625	0.186	0.249	0.361	0.674	
6.750	-0.445	-0.382	-0.270	0.043	
6.875	-0.718	-0.656	-0.543	-0.231	
7.000	-0.693	-0.631	-0.518	-0.206	
7.125	-1.023	-0.961	-0.848	-0.536	
7.250	-1.856	-1.793	-1.681	-1.368	
7.375	-2.153	-2.091	-1.978	-1.666	
7.500	-1.780	-1.717	-1.605	-1.292	
7.625	-1.994	-1.932	-1.819	-1.507	

FNMA 30 Yr Expanded Approval II					
CF30-A112					
Rate	7 Day	15 Day	25 Day	40 Day	
6.125	3.129	3.192	3.304	3.617	
6.250	2.686	2.749	2.861	3.174	
6.375	2.205	2.268	2.380	2.693	
6.500	1.423	1.486	1.598	1.911	
6.625	0.957	1.019	1.132	1.444	
6.750	0.518	0.580	0.693	1.005	
6.875	0.086	0.149	0.261	0.574	
7.000	-0.345	-0.282	-0.170	0.143	
7.125	-0.662	-0.600	-0.487	-0.175	
7.250	-0.601	-0.539	-0.426	-0.114	
7.375	-0.982	-0.920	-0.807	-0.495	
7.500	-1.514	-1.451	-1.339	-1.026	
7.625	-1.981	-1.919	-1.806	-1.494	
7.750	-1.795	-1.732	-1.620	-1.307	
7.875	-2.326	-2.264	-2.151	-1.839	

FNMA Expanded Approval Adjusters	
Level II & Cash Out & Condo	0.500
Loan Amount <\$45,000	1.000
Loan Amount \$45,000 - \$60,000	0.375
Cash Out <= 80% LTV	0.500
Cash Out > 80% LTV	0.750
Investment Property <= 75% LTV	1.500
Investment Property 75.01% - 80% LTV	2.000
Investment Property > 80% LTV	2.500
2 Unit > 90% LTV	0.500
FICO < 620	0.250
Waive Tax Impounds (Except CA)	0.000
Waive Tax Impounds (CA Only)	0.000

Note: Max LTV for Waiving Escrows is 80% Except in CA

Additional Pricing Notes	
CF30-A211	FNMA 30 Yr Fixed Flex 97 Level 1
CF30-A212	FNMA 30 Yr Fixed Flex 100 Level 1

Note: Priced As EA, No Flex Adjuster

Additional Program Notes	
CF15-A113	15 Yr EA-I Available Online
CF15-A114	15 Yr EA-II 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

**CONFORMING ARMS**

CA31L-M111 3/1 LIBOR ARM					
Caps 2-2-6 Margin 2.25					
RATE	7 Day	15 Day	25 Day	40 Day	
5.750	-0.136	-0.008	0.170	0.548	
5.875	-0.270	-0.142	0.036	0.414	
6.000	-0.364	-0.236	-0.058	0.320	
6.125	-0.516	-0.388	-0.210	0.168	
6.250	-0.633	-0.505	-0.327	0.051	
6.375	-0.767	-0.639	-0.461	-0.083	
6.500	-0.910	-0.782	-0.604	-0.226	
6.625	-1.020	-0.892	-0.714	-0.336	
6.750	-1.025	-0.897	-0.719	-0.341	
6.875	-1.025	-0.897	-0.719	-0.341	
0.000	0.000	0.000	0.000	0.000	

CA51L-M112 5/1 LIBOR ARM					
Caps 5-2-5 Margin 2.25					
RATE	7 Day	15 Day	25 Day	40 Day	
6.000	-0.097	0.031	0.209	0.587	
6.125	-0.295	-0.167	0.011	0.389	
6.250	-0.437	-0.309	-0.131	0.247	
6.375	-0.557	-0.429	-0.251	0.127	
6.500	-0.794	-0.666	-0.488	-0.110	
6.625	-0.961	-0.833	-0.655	-0.277	
6.750	-1.025	-0.897	-0.719	-0.341	
6.875	-1.025	-0.897	-0.719	-0.341	
7.000	-1.025	-0.897	-0.719	-0.341	
7.125	-1.025	-0.897	-0.719	-0.341	

CA71L-M113 7/1 LIBOR ARM					
Caps 5-2-5 Margin 2.25					
RATE	7 Day	15 Day	25 Day	40 Day	
5.875	0.250	0.378	0.556	0.934	
6.000	-0.136	-0.008	0.170	0.548	
6.125	-0.388	-0.260	-0.082	0.296	
6.250	-0.559	-0.431	-0.253	0.125	
6.375	-0.717	-0.589	-0.411	-0.033	
6.500	-0.900	-0.772	-0.594	-0.216	
6.625	-1.025	-0.897	-0.719	-0.341	
6.750	-1.025	-0.897	-0.719	-0.341	
6.875	-1.025	-0.897	-0.719	-0.341	

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 & >90% CLTV	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	0.000	0.500	0.750	0.750	NA	NA
2-Unit	0.000	0.000	0.000	0.000	0.000	0.000	0.250	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

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

**GOVERNMENT**

30 Yr FHA (GNMA I)					
GF30-F113, GF30-V112					
Rate	7 Day	15 Day	25 Day	40 Day	
5.000	2.764	2.826	2.939	3.251	
5.500	0.145	0.207	0.320	0.632	
6.000	-1.736	-1.674	-1.561	-1.249	
6.500	-2.649	-2.586	-2.474	-2.161	
7.000	-3.368	-3.305	-3.193	-2.880	
7.500	-4.274	-4.211	-4.099	-3.786	

30 Yr FHA (GNMA II)					
GF30-F211, GF30-V211					
Rate	7 Day	15 Day	25 Day	40 Day	
5.500	1.283	1.345	1.458	1.770	
5.625	0.882	0.945	1.058	1.370	
5.750	0.483	0.545	0.658	0.970	
5.875	-0.605	-0.542	-0.430	-0.117	
6.000	-1.055	-0.993	-0.880	-0.568	
6.125	-1.455	-1.392	-1.280	-0.967	
6.250	-1.855	-1.793	-1.680	-1.368	
6.375	-1.930	-1.868	-1.755	-1.443	
6.500	-2.330	-2.267	-2.155	-1.842	
6.625	-2.805	-2.743	-2.630	-2.318	
6.750	-3.180	-3.118	-3.005	-2.693	

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
VA	0.375
\$35,000 - \$39,999	1.000
\$40,000 - \$59,999	0.375



**JUMBO FIXED & ARMS**

Jumbo 30 Yr Fixed Rate					
JF30-P111					
Rate	7 Day	15 Day	25 Day	40 Day	
6.750	0.153	0.215	0.328	0.640	
6.875	-0.161	-0.099	0.014	0.326	
7.000	-0.493	-0.430	-0.318	-0.005	
7.125	-0.773	-0.711	-0.598	-0.286	
7.250	-1.004	-0.942	-0.829	-0.517	
7.375	-1.189	-1.127	-1.014	-0.702	
7.500	-1.278	-1.216	-1.103	-0.791	
7.625	-1.396	-1.334	-1.221	-0.909	
7.750	-1.513	-1.450	-1.338	-1.025	
7.875	-1.627	-1.565	-1.452	-1.140	
8.000	-1.748	-1.686	-1.573	-1.261	
8.125	-1.864	-1.802	-1.689	-1.377	
8.250	-1.966	-1.904	-1.791	-1.479	

Jumbo 15 Yr Fixed Rate					
JF15-P112					
Rate	7 Day	15 Day	25 Day	40 Day	
6.250	1.548	1.610	1.723	2.035	
6.375	0.738	0.800	0.913	1.225	
6.500	-0.070	-0.007	0.105	0.418	
6.625	-0.264	-0.201	-0.089	0.224	
6.750	-0.476	-0.414	-0.301	0.011	
6.875	-0.690	-0.627	-0.515	-0.202	
7.000	-0.871	-0.809	-0.696	-0.384	
7.125	-1.058	-0.995	-0.883	-0.570	
7.250	-1.244	-1.181	-1.069	-0.756	
7.375	-1.445	-1.382	-1.270	-0.957	
7.500	-1.505	-1.442	-1.330	-1.017	
7.625	-1.580	-1.517	-1.405	-1.092	
7.750	-1.649	-1.586	-1.474	-1.161	

Jumbo 5/1 LIBOR ARM					
JA51L-P211					
Rate	7 Day	15 Day	25 Day	40 Day	
5.625	1.217	1.280	1.392	1.705	
5.750	0.891	0.954	1.066	1.379	
5.875	0.578	0.641	0.753	1.066	
6.000	0.283	0.346	0.458	0.771	
6.125	0.011	0.074	0.186	0.499	
6.250	-0.234	-0.171	-0.059	0.254	
6.375	-0.462	-0.399	-0.287	0.026	
6.500	-0.682	-0.620	-0.507	-0.195	
6.625	-0.890	-0.827	-0.715	-0.402	
6.750	-1.073	-1.010	-0.897	-0.585	
6.875	-1.226	-1.163	-1.051	-0.738	
7.000	-1.340	-1.277	-1.165	-0.852	
7.125	-1.425	-1.362	-1.250	-0.937	

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

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 FICO)	1.125

Price Caps	
>\$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