



CONVENTIONAL CONFORMING - FIXED RATE

30 Year Fixed

Rate	15 Day	25 Day
4.500	4.500	4.750
4.750	2.625	2.875
4.875	1.750	2.000
5.000	1.375	1.625
5.250	0.000	0.250
5.500	(0.625)	(0.375)
5.750	(1.625)	(1.375)

15 Year Fixed

Rate	15 Day	25 Day
4.500	0.875	1.125
4.750	(0.250)	0.000
4.875	(0.875)	(0.625)
5.000	(1.250)	(1.000)
5.250	(2.000)	(1.750)
5.500	(2.875)	(2.625)
5.750	(3.500)	(3.250)

Fixed Rate Adjustments to Price

FICO ADD ONS	<=60	<=65	<=70	<=75	<=80	<=85	<=90	<=95
FICO >=740	(0.250)	0.000	0.000	0.000	0.000	0.000	0.000	0.000
FICO 720-739	(0.250)	0.000	0.000	0.000	0.250	0.000	0.000	0.000
FICO 700-719	(0.250)	0.500	0.500	0.500	0.750	0.500	0.500	0.500
FICO 680-699	0.000	0.500	0.500	1.000	1.500	1.000	0.750	0.750
FICO 660-679	0.000	1.000	1.000	2.000	2.500	2.250	1.750	1.750
FICO 640-659	0.500	1.250	1.250	2.500	3.000	2.750	2.250	2.250
FICO 620-639	0.500	1.500	1.500	3.000	3.000	3.000	2.750	2.750
CLTV (Any Secondary Financing)	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500
CASH OUT REFIS								
FICO >=740	0.000	0.250	0.250	0.250	0.500			
FICO 700-739	0.000	0.625	0.625	0.625	0.750			
FICO 680-699	0.000	0.750	0.750	0.750	1.375			
FICO 660-679	0.250	0.750	0.750	0.750	N/A			
Fannie Jumbo Cash Out	1.000	1.000	1.000	1.000	1.000			
OTHER ADJUSTMENTS								
Escrow Waiver	0.250	0.250	0.250	0.250	0.250	N/A	N/A	N/A
Interest Only	3.750	3.750	3.750	3.750	3.750	3.750	3.750	3.750
Non Owner	1.750	1.750	1.750	1.750	3.000	N/A	N/A	N/A
Loan Amount <\$35,000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Loan Amount \$35k-\$99,999.99	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500
Property Type								
2 Units	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
3-4 Units	1.000	1.000	1.000	1.000	1.000	N/A	N/A	N/A
Condo	0.750	0.750	0.750	0.750	0.750	0.750	0.750	0.750

CONVENTIONAL CONFORMING - LIBOR ARM RATES

3/1 ARM

Rate	15 Day	25 Day
4.000	(0.375)	(0.125)
4.250	(0.500)	(0.250)
4.500	(0.625)	(0.375)
4.750	(0.750)	(0.500)
4.875	(0.875)	(0.625)
5.000	(1.000)	(0.750)
5.125	(1.125)	(0.875)

Caps: 2/2/6 Margin: 2.25

5/1 ARM

Rate	15 Day	25 Day
3.875	0.000	0.250
4.000	(0.250)	0.000
4.250	(0.625)	(0.375)
4.500	(0.750)	(0.500)
4.750	(0.875)	(0.625)
4.875	(1.000)	(0.750)
5.000	(1.125)	(0.875)

Caps: 5/2/5 Margin: 2.25

7/1 ARM

Rate	15 Day	25 Day
4.000	0.875	1.125
4.250	0.250	0.500
4.500	(0.375)	(0.125)
4.750	(0.750)	(0.500)
4.875	(0.875)	(0.625)
5.000	(1.000)	(0.750)
5.250	(1.125)	(0.875)

Caps: 5/2/5 Margin: 2.25

LIBOR ARM Adjustments to Price

FICO ADD ONS	<=60	<=65	<=70	<=75	<=80	<=85	<=90	<=95
FICO >=740	(0.250)	0.000	0.000	0.000	0.000	0.000	0.000	0.000
FICO 720-739	(0.250)	0.000	0.000	0.000	0.250	0.000	0.000	0.000
FICO 700-719	(0.250)	0.500	0.500	0.500	0.750			
FICO 680-699	0.000	0.500	0.500	1.000	1.500			
FICO 660-679	0.000	1.000	1.000	2.000	2.500			
FICO 640-659	0.500	1.250	1.250	2.500	3.000			
FICO 620-639	0.500	1.500	1.500	3.000	3.000			
CLTV (Any Secondary Financing)	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500
CASH OUT REFIS								
FICO >=740	0.000	0.250	0.250	0.250	0.500			
FICO 700-739	0.000	0.625	0.625	0.625	0.750			
FICO 680-699	0.000	0.750	0.750	0.750	1.375			
FICO 660-679	0.250	0.750	0.750	0.750	N/A			
Fannie Jumbo Cash Out	1.000	1.000	1.000	1.000	1.000			
OTHER ADJUSTMENTS								
Escrow Waiver	0.250	0.250	0.250	0.250	0.250	N/A	N/A	N/A
Interest Only	3.750	3.750	3.750	3.750	3.750	3.750	3.750	3.750
Non Owner	1.750	1.750	1.750	1.750	3.000	N/A	N/A	N/A
Loan Amount <\$35,000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Loan Amount \$35k-\$99,999.99	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500
Property Type								
2 Units	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
3-4 Units	1.000	1.000	1.000	1.000	1.000	N/A	N/A	N/A
Condo	0.750	0.750	0.750	0.750	0.750	0.750	0.750	0.750

Tuesday 1/12/10: Tuesday's bond market has opened well in positive territory following a negative open in stocks and disappointing corporate earnings news. The stock markets are down as investors prepare for the possibility of a weak earnings reporting season. The Dow is down 24 points while the Nasdaq has fallen 18 points. The bond market is currently up 23/32. November's Goods and Services Trade Balance report was posted this morning, showing a larger than expected \$36.4 billion trade deficit. Analysts were expecting to see a \$34.5 billion deficit, but this data is the week's least important and does not carry the influence to heavily affect mortgage pricing. Therefore, its impact on today's rates has been minimal. There is no relevant data scheduled for release tomorrow morning. However, the Federal Reserve will post its Fed Beige Book report at 2:00 PM ET tomorrow. This report details economic conditions throughout the U.S. by region.

Expiration Dates		INDEXES	
15 DAYS	1/26/2010	Prime	3.250
25 DAYS	2/5/2010	6 mo LIBOR	0.483
		T-Bill CMT	0.290
		1 Yr LIBOR	1.026
		10 Yr CMT	3.720
MES RETAIL FEES			
Admin		\$	810
UW, Docs, Funding		\$	995
Processing		\$	695
TOTAL:		\$	2,500