

Just Missed (Owner Occ & 2nd Home) - 5/1 LIBOR ARM

Base Rate/Price Matrix	
Rate	Price
7.250	104.000
7.125	103.750
7.000	103.500
6.875	103.250
6.750	103.000
6.625	102.750
6.500	102.500
6.375	102.250
6.250	102.000
6.125	101.750
6.000	101.500
5.875	101.250
5.750	101.000
5.625	100.750
5.500	100.500
5.375	100.250
5.250	100.000
5.125	99.750
5.000	99.500
4.875	99.250

Product Characteristics		
Credit	Select	A+
Program	Select	Just Missed
Minimum Fico	700	660
Mortgage History	0x30x24m	0x30x12m
Chapter 13	48 mo	48 mo
Chapter 7 & 11	48 mo	48 mo
Foreclosure	48 mo	48 mo
Short Sale & DNL	48 mo	48 mo

Margins		
	Select	A+
Owner Occupied	3.500	3.500
2nd Home	3.500	3.500

Loan Term	Caps	Floor	Min Rate	Index
ARM: 5/1 30yr	2/2/5	Margin	4.875	1yr LIBOR
ARM: 7/1 30yr	5/2/5	Margin	4.990	1yr LIBOR
ARM: 5/1 30yr I/O	2/2/5	Margin	5.375	1yr LIBOR
ARM: 7/1 30yr I/O	5/2/5	Margin	5.375	1yr LIBOR
ARM: 5/1 40yr I/O	2/2/5	Margin	5.500	1yr LIBOR
ARM: 7/1 40yr I/O	5/2/5	Margin	5.500	1yr LIBOR
Fixed: 15yr			5.000	
Fixed: 30yr			5.375	
Fixed: 30yr I/O			5.500	
Fixed: 40yr I/O			5.500	

Loan Level PRICE Adjustments

		<=55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90	90.01-95
FICO	780+	1.400	1.300	1.200	1.100	0.800	0.700	0.100	-1.200	-3.500
	760-779	1.300	1.200	1.100	1.000	0.700	0.500	0.000	-1.400	-3.700
	740-759	1.200	1.100	1.000	0.800	0.600	0.400	-0.200	-1.600	-3.800
	720-739	1.100	1.000	0.900	0.700	0.500	0.300	-0.300	-1.800	-4.000
	700-719	1.000	0.900	0.700	0.400	0.200	-0.100	-1.100	-2.600	
	680-699	0.800	0.700	0.400	0.000	-0.300	-0.800	-2.000	-3.500	
	660-679	0.400	0.300	0.100	0.050	-0.700	-1.300	-2.700	-4.500	
Gr	A+	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
Doc Types	12mo Full Doc FICO >=700	-0.300	-0.300	-0.350	-0.400	-0.500	-0.600	-0.750	-0.750	
	FICO < 700	-0.300	-0.300	-0.350	-0.400	-0.500	-0.600	-0.750		
	24mo Bank Stmt FICO >=700	-0.400	-0.400	-0.400	-0.800	-0.800	-1.200	-1.400	-1.400	
	FICO < 700	-0.600	-0.600	-0.700	-0.800	-1.000	-1.400	-1.400		
12mo Bank Stmt	FICO >=700	-0.400	-0.400	-0.400	-0.800	-0.800	-1.200	-1.400		
	FICO < 700	-0.600	-0.600	-0.700	-0.800	-1.000	-1.400	-1.400		
DTI	36.01% - 43%	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.300	
	43.01% - 50%	0.000	0.000	-0.200	-0.300	-0.300	-0.300	-0.500		
	>50%	-0.300	-0.300	-0.300	-0.300	-0.500	-0.500	-0.700		
Loan Balance	150,000 - 249,999	0.000	0.000	0.000	-0.200	-0.200	-0.400	-0.500	-0.600	-0.600
	250,000 - 750,000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	750,001 - 1,000,000	0.100	0.100	0.100	0.100	0.100	0.100	0.100	0.100	0.000
	1,000,001 - 1,500,000	0.250	0.250	0.250	0.250	0.250	0.250	-0.300	-0.300	-0.500
	1,500,001 - 2,000,000	0.375	0.375	0.375	0.375	0.375	0.375	-0.600	-0.600	-0.800
	2,000,001 - 2,500,000	0.500	0.500	0.500	0.500	-0.600	-0.800	-0.800	-0.800	
	2,500,001 - 3,000,000	0.500	0.500	0.500	0.500	-0.800	-1.000			
	3,000,001 - 4,000,000	-2.000	-2.000	-2.000	-2.000					
Purpc	Cash-Out Refinance	-0.600	-0.600	-0.600	-0.800	-1.200	-1.200	-1.400		
	Debt Consolidation	-0.600	-0.600	-0.600	-0.800	-1.000	-1.000	-1.000		
Occ	Owner Occ	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	2nd Home	-0.800	-0.800	-0.800	-1.000	-1.000	-1.000			
Prop	2-4 Unit	-0.700	-0.700	-0.700	-0.700	-0.700	-0.700	-1.200		
	Condo	0.000	0.000	-0.300	-0.300	-0.300	-0.500	-0.500		
	Non-Warrantable Condo	-0.500	-0.500	-0.500	-0.800	-0.800	-0.800			
Term	ARM: 5/1 30yr	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	ARM: 7/1 30yr	-0.100	-0.100	-0.100	-0.100	-0.100	-0.100	-0.100	-0.100	-0.100
	ARM: 5/1 30yr I/O	0.000	0.000	0.000	-0.300	-0.300	-0.300	-0.500	-0.500	
	ARM: 7/1 30yr I/O	-0.100	-0.100	-0.100	-0.400	-0.400	-0.400	-0.600	-0.600	
	ARM: 5/1 40yr I/O	0.000	0.000	0.000	-0.300	-0.300	-0.300	-0.500	-0.500	
	ARM: 7/1 40yr I/O	-0.100	-0.100	-0.100	-0.400	-0.400	-0.400	-0.600	-0.600	
	Fixed: 15yr	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	Fixed: 30yr	-0.600	-0.600	-0.600	-0.600	-0.600	-0.600	-0.600	-0.600	-0.600
Esc	Escrow Waiver	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500			
State	North Carolina	-0.375	-0.375	-0.375	-0.375	-0.375	-0.375	-0.375	-0.375	-0.375
	Washington	-0.375	-0.375	-0.375	-0.375	-0.375	-0.375	-0.375	-0.375	-0.375
Lock	30 Day	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	45 Day	-0.375	-0.375	-0.375	-0.375	-0.375	-0.375	-0.375	-0.375	-0.375
	60 Day	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500

Max YSP	Loan Balance		
Prepay Penalty	≤\$2m	2m - 3m	>3m
No Penalty	102.000	101.000	100.000

Extension Cost
0.02/Day

THIS INFORMATION IS INTENDED FOR PROFESSIONAL OR BUSINESS USE ONLY. NOT FOR CONSUMER DISTRIBUTION.

Rates and LLPAs are subject to change without notice.



Expanded (Owner Occ & 2nd Home) - 5/1 LIBOR ARM

Base Rate/Price Matrix

Rate	Price
7.875	104.150
7.750	103.900
7.625	103.650
7.500	103.400
7.375	103.150
7.250	102.900
7.125	102.650
7.000	102.400
6.875	102.150
6.750	101.900
6.625	101.650
6.500	101.400
6.375	101.150
6.250	100.900
6.125	100.650
6.000	100.400
5.875	100.150
5.750	99.900
5.625	99.650
5.500	99.400

Product Characteristics

Credit Program	A	B	B-	C	Foreign Nat'l
Minimum Fico	600	600	600	600	620
Mortgage History	1x30x12m	0x60x12m	0x90x12m	1x120x12m	0x30x12
Chapter 13	12 mo	Settled	Settled	Settled	36 mo
Chapter 7 & 11	24 mo	24 mo	12 mo	Settled	36 mo
Foreclosure	24 mo	24 mo	12 mo	Settled	36 mo
Short Sale & DNL	24 mo	24 mo	Settled	Settled	36 mo

Margins	A	B	B-	C
Owner Occupied	4.000	4.000	5.000	5.000
2nd Home	4.000	4.000	5.000	5.000
Foreign National	6.000	6.000	6.000	6.000

Loan Term	Caps	Floor	Min Rate	Index
ARM: 5/1 30yr	2/2/5	Margin	5.125	1yr LIBOR
ARM: 7/1 30yr	5/2/5	Margin	5.250	1yr LIBOR
ARM: 5/1 30yr I/O	2/2/5	Margin	5.625	1yr LIBOR
ARM: 7/1 30yr I/O	5/2/5	Margin	5.625	1yr LIBOR
ARM: 5/1 40yr I/O	2/2/5	Margin	5.750	1yr LIBOR
ARM: 7/1 40yr I/O	5/2/5	Margin	5.750	1yr LIBOR
Fixed: 15yr			5.250	
Fixed: 30yr			5.625	
Fixed: 30yr I/O			5.750	
Fixed: 40yr I/O			5.750	

Loan Level PRICE Adjustments

		<=55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90	90.01-95
FICO	780+	1.000	0.900	0.800	0.600	0.300	-0.200	-1.400	-2.000	
	760-779	1.000	0.900	0.800	0.600	0.300	-0.200	-1.400	-2.000	
	740-759	1.000	0.900	0.800	0.600	0.300	-0.200	-1.400	-2.000	
	720-739	1.000	0.900	0.800	0.600	0.300	-0.200	-1.400	-2.000	
	700-719	0.900	0.800	0.600	0.400	0.000	-0.500	-1.600	-2.700	
	680-699	0.800	0.700	0.500	0.000	-0.500	-0.900	-2.300	-3.800	
	660-679	0.500	0.400	0.200	-0.100	-0.600	-1.300	-3.000		
	640-659	0.200	0.100	0.000	-0.300	-1.000	-1.900	-3.200		
	620-639	0.000	-0.100	-0.500	-1.500	-2.000	-2.900	-4.000		
	600-619	-1.100	-1.200	-1.300	-2.000	-3.000	-4.000			
Foreign National	1.000	0.700	0.200	-0.600						
Grade	A	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
	B	-0.400	-0.400	-0.400	-0.400	-0.400	-0.400	-0.400		
	B-	-0.800	-0.800	-0.800	-0.800	-0.800	-0.800	-0.800		
	C	-2.000	-2.000	-2.000	-2.000					
Doc Types	12mo Full Doc	Fico >= 720	-0.300	-0.300	-0.400	-0.400	-0.500	-0.600	-0.600	
		Fico 680-719	-0.300	-0.300	-0.400	-0.400	-0.500	-0.600	-0.600	
		Fico < 680	-0.400	-0.400	-0.500	-0.500	-0.700	-0.700	-0.700	
	24mo Bank-Statement	Fico >= 720	-0.400	-0.400	-0.600	-0.600	-0.800	-0.800	-1.200	-1.200
		Fico 680-719	-0.400	-0.400	-0.600	-0.600	-0.800	-1.000	-1.200	
		Fico 620-679	-0.600	-0.800	-1.000	-1.000	-1.400	-1.400	-1.600	
		Fico < 620	-1.000	-1.000	-1.000	-1.200	-1.200			
	12mo Bank-Statement	Fico >= 720	-0.400	-0.400	-0.600	-0.600	-0.800	-0.800	-1.200	
		Fico 680-719	-0.400	-0.400	-0.600	-0.600	-0.800	-1.000	-1.200	
		Fico < 680	-0.600	-0.800	-1.000	-1.000	-1.400	-1.400	-1.600	
VOE		-0.200	-0.200	-0.200	-0.200	-0.200	-0.400	-0.400		
Doc+	Asset Utilization	-0.500	-0.500	-0.500	-0.500	-0.500				
	ITIN	-2.500	-2.500	-2.500	-2.500	-2.750	-3.000	-3.500		
DTI	43.01 - 50%	A	0.000	0.000	-0.200	-0.300	-0.300	-0.300	-0.500	-0.500
		B, B-, C, FN	0.000	0.000	-0.200	-0.300	-0.300	-0.300	-0.500	-0.500
	> 50%	A	-0.300	-0.300	-0.300	-0.300	-0.500	-0.500		
		B, B-, C, FN	-0.300	-0.300	-0.300	-0.300	-0.500	-0.500		
Loan Balance	<100,000	-0.700	-0.700	-0.700	-0.700	-1.000	-1.200			
	100,000 - 150,000	-0.700	-0.700	-0.700	-0.700	-1.000	-1.200			
	150,001 - 249,999	0.000	0.000	0.000	-0.200	-0.200	-0.200	-0.500	-0.500	
	250,000 - 750,000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
	750,001 - 1,000,000	0.200	0.200	0.200	0.200	0.200	0.000	0.000	0.000	
	1,000,001 - 1,500,000	0.000	0.000	0.000	0.000	0.000	-0.400	-0.400	-0.400	
	1,500,001 - 2,000,000	-0.400	-0.400	-0.400	-0.400	-0.400	-0.600	-0.600		
	2,000,001 - 2,500,000	-0.600	-0.600	-0.600	-0.600	-0.600	-0.800			
	2,500,001 - 3,000,000	-0.800	-0.800	-0.800	-0.800	-0.800	-1.000			
	3,000,001 - 4,000,000	-2.200	-2.200	-2.200	-2.200					
4,000,001 - 5,000,000	-2.700	-2.700	-2.700	-2.700						
5,000,001 - 7,500,000	-4.000	-4.000	-4.000							
7,500,001 - 10,000,000	-4.500	-4.500								
Purpose	Purchase	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
	Rate/Term Refinance	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
	Cash Out	-0.600	-0.600	-0.600	-0.800	-1.000	-1.000	-1.200		
		B, B-, C	-0.600	-0.600	-0.800	-1.000	-1.200			
	Debt Consolidat	A	-0.600	-0.600	-0.600	-0.800	-1.000	-1.000		
		B, B-, C	-0.600	-0.600	-0.600	-0.800	-1.000	-1.000		
Occ	Owner Occ	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
	2nd Home	-0.800	-0.800	-0.800	-1.000	-1.000	-1.000			
Prop	2-4 Unit	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500			
	Condo	0.000	0.000	0.000	0.000	-0.300	-0.300			
	Non-Warrantable Condo	-0.800	-0.800	-0.800	-0.800	-0.800	-0.800			
Term	ARM: 5/1 30yr	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
	ARM: 7/1 30yr	-0.100	-0.100	-0.100	-0.100	-0.100	-0.100	-0.100	-0.100	
	ARM: 5/1 30yr I/O	0.000	0.000	0.000	-0.300	-0.300	-0.300	-0.500	-0.500	
	ARM: 7/1 30yr I/O	-0.100	-0.100	-0.100	-0.400	-0.400	-0.400	-0.600	-0.600	
	ARM: 5/1 40yr I/O	0.000	0.000	0.000	-0.300	-0.300	-0.300	-0.500	-0.500	
	ARM: 7/1 40yr I/O	-0.100	-0.100	-0.100	-0.400	-0.400	-0.400	-0.600	-0.600	
	Fixed: 15yr	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
	Fixed: 30yr	-0.600	-0.600	-0.600	-0.600	-0.600	-0.600	-0.600	-0.600	
	Fixed: 30yr I/O	-0.600	-0.600	-0.600	-0.900	-0.900	-0.900	-1.100	-1.100	
	Fixed: 40yr I/O	-0.600	-0.600	-0.600	-0.900	-0.900	-0.900	-1.100	-1.100	
Esc	Escrow Waiver	-0.500	-0.500	-0.500	-0.500	-0.500				
State	North Carolina	-0.375	-0.375	-0.375	-0.375	-0.375	-0.375	-0.375	-0.375	
	Washington	-0.375	-0.375	-0.375	-0.375	-0.375	-0.375	-0.375	-0.375	
Lock	30 Day	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
	45 Day	-0.375	-0.375	-0.375	-0.375	-0.375	-0.375	-0.375	-0.375	
	60 Day	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	

Max YSP	Loan Balance			Extension Cost
Prepay Penalty	≤\$2m	2m - 3m	>3m	0.02/Day
No Penalty	102.000	101.000	100.000	

Expanded Investment - 5/1 LIBOR ARM (No Prepay Penalty)

Base Rate/Price Matrix

Rate	Price
7.875	105.150
7.750	104.900
7.625	104.650
7.500	104.400
7.375	104.150
7.250	103.900
7.125	103.650
7.000	103.400
6.875	103.150
6.750	102.900
6.625	102.650
6.500	102.400
6.375	102.150
6.250	101.900
6.125	101.650
6.000	101.400
5.875	101.150
5.750	100.900
5.625	100.650
5.500	100.400

Product Characteristics

Credit	Select	A	B	B-	Foreign Nat'l
Minimum Fico	700	600	600	600	620
Mortgage History	0x30x24M	1x30x12M	0x60x12M	0x90x12M	0x30x12
Chapter 13	48 mo	12 mo	Settled	Settled	36 mo
Chapter 7 & 11	48 mo	24 mo	24 mo	12 mo	36 mo
Foreclosure	48 mo	24 mo	24 mo	12 mo	36 mo
Short Sale & DNL	48 mo	24 mo	24 mo	Settled	36 mo
Required Prepay	36 mo	none	none	none	none

Margins	Select	A	B	B-	Foreign Nat'l
Non Owner Occupied	5.000	5.000	5.000	6.000	6.000

Loan Term	Caps	Floor	Min Rate	Index
ARM: 5/1 30yr	2/2/5	Margin	5.500	1yr LIBOR
ARM: 7/1 30yr	5/2/5	Margin	5.625	1yr LIBOR
ARM: 5/1 30yr I/O	2/2/5	Margin	5.625	1yr LIBOR
ARM: 7/1 30yr I/O	5/2/5	Margin	5.750	1yr LIBOR
Fixed: 15yr			5.625	
Fixed: 30yr			5.990	
Fixed: 30yr I/O			6.125	

Loan Level PRICE Adjustments

	<=55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90	90.01-95
<b>FICO</b>									
780+	1.700	1.600	1.300	0.600	-0.300	-1.000			
760-779	1.700	1.600	1.300	0.600	-0.300	-1.000			
740-759	1.700	1.600	1.300	0.600	-0.300	-1.000			
720-739	1.700	1.600	1.300	0.600	-0.300	-1.000			
700-719	1.400	1.200	0.900	0.300	-1.000	-1.300			
680-699	1.300	1.100	0.800	0.000	-1.200	-2.000			
660-679	1.200	1.000	0.600	-0.300	-1.500	-2.500			
640-659	0.700	0.600	0.200	-1.100	-2.300	-3.500			
620-639	-0.600	-0.700	-1.300	-1.800	-2.900				
600-619	-1.000	-1.100	-1.500	-2.900	-3.000				
Foreign National	0.400	0.100	-0.400	-1.400					
<b>Grade</b>									
A	-1.200	-1.200	-1.200	-1.200	-1.200	-1.200			
B	-2.000	-2.000	-2.000	-2.000	-2.000				
B-	-2.400	-2.400	-2.400	-2.400					
<b>Doc Typ</b>									
12mo Full Doc	-0.200	-0.300	-0.300	-0.400	-0.600	-0.750			
24mo Bank Statement	-0.800	-0.800	-0.800	-0.800	-1.200	-1.500			
12mo Bank Statement	-0.800	-0.800	-0.800	-0.800	-1.200	-1.500			
<b>Doc+</b>									
Asset Utilization	-0.500	-0.500	-0.500	-0.500	-0.500				
ITIN	-2.500	-2.500	-2.500	-2.500	-2.750	-3.000	-3.500		
<b>DTI</b>									
> 43%: A	-0.200	-0.200	-0.200	-0.200	-0.200	-0.400			
> 43%: B, B- Grades	-0.400	-0.400	-0.400	-0.400	-0.600				
<b>Loan Balance</b>									
<100,000	-1.000	-1.000	-1.000	-1.000					
100,000 - 150,000	0.000	0.000	0.000	0.000	0.000	0.000			
150,001 - 249,999	0.000	0.000	0.000	0.000	0.000	0.000			
250,000 - 750,000	0.000	0.000	0.000	0.000	0.000	0.000			
750,001 - 1,000,000	0.000	0.000	0.000	0.000	0.000	0.000			
1,000,001 - 1,500,000	0.250	0.250	0.250	0.250	0.250				
1,500,001 - 2,000,000	0.375	0.375	0.375	0.375					
2,000,001 - 2,500,000	0.500	0.500	0.500	0.500					
2,500,001 - 3,000,000	0.500	0.500	0.500	0.500					
3,000,001 - 4,000,000	-2.500	-2.500	-2.500						
4,000,001 - 5,000,000	-3.000	-3.000	-3.000						
5,000,001 - 7,500,000	-4.000								
7,500,001 - 10,000,000	-4.500								
<b>Purpose</b>									
Purchase	0.000	0.000	0.000	0.000	0.000	0.000			
Rate/Term Refinance	0.000	0.000	0.000	0.000	0.000	0.000			
Cash Out: A, A-	-0.400	-0.400	-0.400	-0.800	-0.800				
Cash Out: B, B-, FN	-0.600	-0.600	-0.800	-1.000	-1.200				
<b>Prop</b>									
2-4 Unit	-0.500	-0.500	-0.500	-0.500	-1.000	-1.000			
Condo	-0.300	-0.300	-0.300	-0.300	-0.300	-0.300			
Non-Warrantable Condo	-0.800	-0.800	-0.800	-0.800	-0.800	-0.800			
<b>Term</b>									
ARM: 5/1 30yr	0.000	0.000	0.000	0.000	0.000	0.000			
ARM: 7/1 30yr	-0.100	-0.100	-0.100	-0.100	-0.100	-0.100			
ARM: 5/1 30yr I/O	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500			
ARM: 7/1 30yr I/O	-0.600	-0.600	-0.600	-0.600	-0.600	-0.600			
Fixed: 15yr	0.000	0.000	0.000	0.000	0.000	0.000			
Fixed: 30yr	-0.600	-0.600	-0.600	-0.600	-0.600	-0.600			
Fixed: 30yr I/O	-1.100	-1.100	-1.100	-1.100	-1.100	-1.100			
<b>Prepay</b>									
60 Months (n/a for Select)	0.700	0.700	0.700	0.900	1.100	1.100			
48 Months (n/a for Select)	0.700	0.700	0.700	0.900	1.000	1.000			
36 Months (n/a for Select)	0.700	0.700	0.700	0.700	0.700	0.700			
24 Months (n/a for Select)	0.500	0.500	0.500	0.300	0.300	0.200			
12 Months (n/a for Select)	0.200	0.200	0.200	-0.100	-0.100	-0.300			
No Penalty (n/a for Select)	0.000	0.000	0.000	-0.500	-0.500	-0.800			
<b>Esc</b>									
Escrow Waiver	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500			
<b>State</b>									
North Carolina	-0.375	-0.375	-0.375	-0.375	-0.375	-0.375	-0.375		
Washington	-0.375	-0.375	-0.375	-0.375	-0.375	-0.375	-0.375		
<b>Lock</b>									
30 Day	0.000	0.000	0.000	0.000	0.000	0.000			
45 Day	-0.375	-0.375	-0.375	-0.375	-0.375	-0.375			
60 Day	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500			

Max YSP	Loan Balance		
	≤\$2m	2m - 3m	>3m
Prepay Penalty			
60 Months	102.000	101.000	100.000
48 Months	102.000	101.000	100.000
36 Months	102.000	101.000	100.000
24 Months	102.000	101.000	100.000
12 Months	101.000	100.000	99.500
No Penalty	100.500	99.500	99.000

Extension Cost	0.02/Day
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### DSCR (Investment) - 3/1 LIBOR ARM

Base Rate/Price Matrix

Rate	Price
7.750	105.375
7.625	105.125
7.500	104.875
7.375	104.625
7.250	104.375
7.125	104.125
7.000	103.875
6.875	103.625
6.750	103.375
6.625	103.125
6.500	102.875
6.375	102.625
6.250	102.375
6.125	102.125
6.000	101.875
5.875	101.500
5.750	101.125
5.625	100.750
5.500	100.375
5.375	100.000

Product Characteristics

Credit	Select	DSCR	Foreign Nat'l
Minimum Fico	700	620	620
Mortgage History	0x30x24M	0x30x12	0x30x12
Chapter 13	48 mo	12 mo	36 mo
Chapter 7 & 11	48 mo	36 mo	36 mo
Foreclosure	48 mo	36 mo	36 mo
Short Sale & DNL	48 mo	24 mo	36 mo
Required Prepay	36 mo	none	none

Margins	Select	DSCR	Foreign Nat'l
Non Owner Occupied	6.000	6.000	6.000

Loan Term	Caps	Floor	Min Rate	Index
ARM: 3/1 30yr	2/2/5	Margin	5.375	1yr LIBOR
ARM: 5/1 30yr	2/2/5	Margin	5.500	1yr LIBOR
ARM: 7/1 30yr	5/2/5	Margin	5.625	1yr LIBOR
ARM: 3/1 30yr I/O	2/2/5	Margin	5.500	1yr LIBOR
ARM: 5/1 30yr I/O	2/2/5	Margin	5.625	1yr LIBOR
ARM: 7/1 30yr I/O	5/2/5	Margin	5.750	1yr LIBOR
Fixed: 15yr			5.625	
Fixed: 30yr			5.990	
Fixed: 30yr I/O			6.125	

Loan Level PRICE Adjustments

	<=55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90	90.01-95
<b>FICO</b>									
780+	0.000	0.000	0.000	0.000	-0.375	-0.750			
760-779	0.000	0.000	0.000	0.000	-0.375	-0.750			
740-759	0.000	0.000	0.000	0.000	-0.375	-0.750			
720-739	0.000	0.000	0.000	-0.250	-0.500	-0.750			
700-719	0.000	0.000	0.000	-0.250	-0.500	-1.000			
680-699	-0.250	-0.250	-0.375	-0.625	-1.000	-1.500			
660-679	-0.750	-0.750	-0.875	-1.125	-1.625	-2.125			
640-659	-1.625	-1.625	-2.125	-2.625	-3.625	-4.625			
620-639	-2.500	-2.500	-2.750	-3.500	-5.125	-6.000			
600-619									
Foreign National	-1.500	-2.000	-2.500	-3.000					
<b>Grade</b>									
DSCR, Foreign National (n/a for SELECT)	-1.500	-1.500	-1.500	-1.500	-1.500	-1.500			
<b>Loan Balance</b>									
<100,000	-1.250	-1.250	-1.250	-1.250	-1.250	-1.250			
100,000 - 150,000	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500			
150,001 - 249,999	0.000	0.000	0.000	0.000	0.000	0.000			
250,000 - 750,000	0.000	0.000	0.000	0.000	0.000	0.000			
750,001 - 1,000,000	0.000	0.000	0.000	0.000	0.000	0.000			
1,000,001 - 1,500,000	0.500	0.500	0.500	0.500	0.375	0.250			
1,500,001 - 2,000,000	0.500	0.500	0.500	0.500	0.375				
2,000,001 - 2,500,000	0.500	0.500	0.500						
2,500,001 - 3,000,000	0.500	0.500	0.500						
3,000,001 - 4,000,000	-1.500	-1.500							
4,000,001 - 5,000,000	-2.000								
5,000,001 - 7,500,000	-4.000								
7,500,001 - 10,000,000	-4.500								
<b>Purpose</b>									
Purchase	0.000	0.000	0.000	0.000	0.000	0.000			
Rate/Term Refinance	0.000	0.000	0.000	0.000	0.000	0.000			
Cash Out	-0.125	-0.125	-0.250	-0.375					
<b>Prop</b>									
2-4 Unit	0.000	0.000	-0.250	-0.250					
Condo	0.000	0.000	0.000	0.000					
Non-Warrantable Condo	-0.750	-0.750	-1.000	-1.250					
<b>Term</b>									
ARM: 3/1 30yr	0.000	0.000	0.000	0.000	0.000	0.000			
ARM: 5/1 30yr	-0.100	-0.100	-0.100	-0.100	-0.100	-0.100			
ARM: 7/1 30yr	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250			
ARM: 3/1 30yr I/O	0.000	0.000	-0.250	-0.500	-0.500				
ARM: 5/1 30yr I/O	-0.100	-0.100	-0.350	-0.600	-0.600				
ARM: 7/1 30yr I/O	-0.250	-0.250	-0.500	-0.750	-0.750				
Fixed: 15yr	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125			
Fixed: 30yr	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750			
Fixed: 30yr I/O	-0.750	-0.750	-1.000	-1.250	-1.250				
<b>Prepay</b>									
60 Months (n/a for Select)	0.750	0.750	0.750	0.750	0.750	0.750			
48 Months (n/a for Select)	0.750	0.750	0.750	0.750	0.750	0.750			
36 Months (n/a for Select)	0.750	0.750	0.750	0.750	0.750	0.750			
24 Months (n/a for Select)	0.500	0.500	0.500	0.500	0.500	0.500			
12 Months (n/a for Select)	0.250	0.250	0.250	0.250	0.250	0.250			
No Penalty (n/a for Select)	0.000	0.000	0.000	0.000	0.000	0.000			
<b>Esc</b>									
Escrow Waiver	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500			
<b>State</b>									
North Carolina	-0.375	-0.375	-0.375	-0.375	-0.375	-0.375			
Washington	-0.375	-0.375	-0.375	-0.375	-0.375	-0.375			
<b>Lock</b>									
30 Day	0.000	0.000	0.000	0.000	0.000	0.000			
45 Day	-0.375	-0.375	-0.375	-0.375	-0.375	-0.375			
60 Day	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500			

Max YSP Prepay Penalty	Loan Balance		
	≤\$2m	2m - 3m	>3m
60 Months	102.000	101.000	100.000
48 Months	102.000	101.000	100.000
36 Months	102.000	101.000	100.000
24 Months	102.000	101.000	100.000
12 Months	101.000	100.000	99.500
No Penalty	100.500	99.500	99.000

<b>Extension Cost</b>
0.02/Day



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Expanded No Ratio (Investment) - 3/1 LIBOR ARM (36mo Prepay Penalty)

Base Rate/Price Matrix

Rate	Price
8.000	102.900
7.875	102.650
7.750	102.400
7.625	102.150
7.500	101.900
7.375	101.650
7.250	101.400
7.125	101.150
7.000	100.900
6.875	100.650
6.750	100.400
6.625	100.150
6.500	99.900
6.375	99.650
6.250	99.400
6.125	99.150
6.000	98.900
5.875	98.650
5.750	98.400
5.625	98.150

Product Characteristics

Credit	No Ratio	Foreign Nat'l
Minimum Fico	600	620
Mortgage History	0x30x12	0x30x12
Chapter 13	12 mo	36 mo
Chapter 7 & 11	36 mo	36 mo
Foreclosure	36 mo	36 mo
Short Sale & DNL	24 mo	36 mo
Required Prepay	36 mo	36 mo

Margins	No Ratio	Foreign Nat'l
Non Owner Occupied	6.000	6.000

Loan Term	Caps	Floor	Min Rate	Index
ARM: 3/1 30yr	2/2/5	Margin	5.500	1yr LIBOR
ARM: 5/1 30yr	2/2/5	Margin	5.750	1yr LIBOR
ARM: 7/1 30yr	5/2/5	Margin	5.875	1yr LIBOR
ARM: 3/1 30yr I/O	2/2/5	Margin	5.625	1yr LIBOR
ARM: 5/1 30yr I/O	2/2/5	Margin	5.875	1yr LIBOR
ARM: 7/1 30yr I/O	5/2/5	Margin	6.000	1yr LIBOR
Fixed: 15yr			5.875	
Fixed: 30yr			6.250	
Fixed: 30yr I/O			6.375	

Loan Level PRICE Adjustments

	<=55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90	90.01-95
<b>FICO</b>									
780+	1.800	1.400	1.200	1.000	0.200	-1.900			
760-779	1.800	1.400	1.200	1.000	0.200	-1.900			
740-759	1.800	1.400	1.200	1.000	0.200	-1.900			
720-739	1.600	1.200	1.000	0.700	-0.800	-2.700			
700-719	1.000	0.900	0.800	0.200	-2.000	-3.100			
680-699	0.800	0.500	0.400	0.000	-2.500				
660-679	0.400	0.300	0.200	-0.500	-3.100				
640-659	0.200	-0.300	-0.600	-1.000	-3.500				
620-639	-2.000	-2.500	-2.800						
600-619									
Foreign National	0.600	0.300	-0.400	-1.400					
Reserves < 2 Months	-0.200	-0.200	-0.200	-0.200	-0.200				
<b>Loan Balance</b>									
<100,000	-1.000	-1.000	-1.000	-1.000					
100,000 - 150,000	0.000	0.000	0.000	0.000	0.000	0.000			
150,001 - 249,999	0.000	0.000	0.000	0.000	0.000	0.000			
250,000 - 750,000	0.000	0.000	0.000	0.000	0.000	0.000			
750,001 - 1,000,000	0.000	0.000	0.000	0.000	0.000	0.000			
1,000,001 - 1,500,000	0.000	0.000	0.000	-0.200	-0.200				
1,500,001 - 2,000,000	-0.200	-0.200	-0.200	-0.400	-0.400				
2,000,001 - 2,500,000	-1.000	-1.000	-1.000						
2,500,001 - 3,000,000	-1.000	-1.000	-1.000						
3,000,001 - 4,000,000	-1.500	-1.500							
4,000,001 - 5,000,000	-2.000								
5,000,001 - 7,500,000	-4.000								
7,500,001 - 10,000,000	-4.500								
<b>Purpose</b>									
Purchase	0.000	0.000	0.000	0.000	0.000	0.000			
Rate/Term Refinance	0.000	0.000	0.000	0.000	0.000	0.000			
Cash Out	-0.400	-0.400	-0.500	-1.000					
<b>Prop</b>									
2-4 Unit	-0.500	-0.500	-0.500	-0.800					
Condo	-0.300	-0.300	-0.300	-0.300					
Non-Warrantable Condo	-0.500	-0.500	-0.500	-0.500					
<b>Term</b>									
ARM: 3/1 30yr	0.000	0.000	0.000	0.000	0.000	0.000			
ARM: 5/1 30yr	-0.100	-0.100	-0.100	-0.100	-0.100	-0.100			
ARM: 7/1 30yr	-0.200	-0.200	-0.200	-0.200	-0.200	-0.200			
ARM: 3/1 30yr I/O	-0.500	-0.500	-0.500	-0.500	-0.500				
ARM: 5/1 30yr I/O	-0.600	-0.600	-0.600	-0.600	-0.600				
ARM: 7/1 30yr I/O	-0.700	-0.700	-0.700	-0.700	-0.700				
Fixed: 15yr	0.000	0.000	0.000	0.000	0.000	0.000			
Fixed: 30yr	-0.600	-0.600	-0.600	-0.600	-0.600	-0.600			
Fixed: 30yr I/O	-1.200	-1.200	-1.200	-1.200	-1.200				
<b>Prepay</b>									
60 Months	0.200	0.200	0.400	0.400	0.400	0.400			
48 Months	0.200	0.200	0.300	0.300	0.300	0.300			
36 Months	0.000	0.000	0.000	0.000	0.000	0.000			
24 Months	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500			
12 Months	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000			
No Penalty	-1.500	-1.500	-1.500	-1.500	-1.500	-1.500			
<b>Esc</b>									
Escrow Waiver	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500			
<b>State</b>									
North Carolina	-0.375	-0.375	-0.375	-0.375	-0.375	-0.375			
Washington	-0.375	-0.375	-0.375	-0.375	-0.375	-0.375			
<b>Lock</b>									
30 Day	0.000	0.000	0.000	0.000	0.000	0.000			
45 Day	-0.375	-0.375	-0.375	-0.375	-0.375	-0.375			
60 Day	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500			

Max YSP	Loan Balance		
	≤\$2m	2m - 3m	>3m
Prepay Penalty			
60 Months	102.000	101.000	100.000
48 Months	102.000	101.000	100.000
36 Months	102.000	101.000	100.000
24 Months	102.000	101.000	100.000
12 Months	101.000	100.000	99.500
No Penalty	100.500	99.500	99.000

Extension Cost
0.02/Day



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