



"Providing Opportunity Through Finance Since 1986"

May 19, 2010

FANNIE MAE/FREDDIE MAC									
Product Type	Index	Spread	Rate	Prepayment Penalty	Interest Only	UW Rate Floor	Max LTV	DSCR	
5-year Fixed	2.14%	2.42%	4.56%	4.5 years YM, 1% fee thereafter; par final 90 days	N/A	7.25%	75%	1.20x base	
					By request			1.25x underwritten	
7-year Fixed	2.85%	2.30%	5.15%	6.5 years YM, 1% fee thereafter; par final 90 days	N/A	6.50%	75% - Cash-out refi 80% - Acquisition	1.20x base	
					By request			1.25x underwritten	
10-year Fixed	3.44%	2.07%	5.51%	9.5 years YM, 1% fee thereafter; par final 90 days	N/A	5.75%	75% - Cash-out refi 80% - Acquisition	1.20x base	
					By request			1.25x underwritten	
FHA									
Product Type	Index	Spread	Rate	Prepayment Penalty	Interest Only	UW Rate Floor	Max LTV	DSCR	
35-year Fixed	3.44%	1.15%	4.59% plus MIP	2-year lockout, 8-7-6-5-4-3-2-1% declining prepayment fee thereafter	None	N/A	85%	1.18x	
40-year Fixed	3.44%	2.15%	5.59% plus MIP	3-year lockout, 7-6-5-4-3-2-1% declining prepayment fee thereafter	None	N/A	90%	1.11x	

1. Pricing Indications assume closing within five days of Rate Lock, Class-A sponsorship, asset and market. Pricing varies based on specific transaction components and quality.

2. All rates and spreads are subject to change at any time.

