

Conforming Loan Price Adjustments - LTV/FICO Specific

Applies DU findings: all terms > 15 years, including ARMs

FICO	LTV (%)							
	<=60.00%	60.01-70.00%	70.01-75.00%	75.01-80.00%	80.01-85.00%	85.01-90.00%	90.01-95.00%	95.01-97.00%
>=740	(0.250)	0.000	0.000	0.250	0.250	0.250	0.250	0.250
720-739	(0.250)	0.000	0.250	0.500	0.500	0.500	0.500	0.500
700-719	(0.250)	0.500	0.750	1.000	1.000	1.000	1.000	1.000
680-699	0.000	0.500	1.250	1.750	1.500	1.250	1.250	1.000
660-679	0.000	1.000	2.000	2.500	2.750	2.250	2.250	1.750
640-659	0.500	1.250	2.500	3.000	3.250	2.750	2.750	2.250
620-639	0.500	1.500	3.000	3.000	3.250	3.250	3.250	3.000
<620	0.500	1.500	3.000	3.000	3.250	3.250	3.250	3.250

Applies LP findings: all terms > 15 years, including ARMs

FICO	LTV (%)							
	<=60.00%	60.01-70.00%	70.01-75.00%	75.01-80.00%	80.01-85.00%	85.01-90.00%	90.01-95.00%	95.01-97.00%
>=740	(0.250)	0.000	0.000	0.250	0.250	0.250	0.250	0.250
720-739	(0.250)	0.000	0.250	0.500	0.500	0.500	0.500	0.500
700-719	(0.250)	0.500	0.750	1.000	1.000	1.000	1.000	1.000
680-699	0.000	0.500	1.250	1.750	1.500	1.250	1.250	1.250
660-679	0.000	1.000	2.000	2.500	2.750	2.250	2.250	2.250
640-659	0.500	1.250	2.500	3.000	3.250	2.750	2.750	2.750
620-639	0.500	1.500	3.000	3.000	3.250	3.250	3.250	3.250
<620	1.500	1.500	3.000	3.000	3.250	3.250	3.250	3.250

Conforming Loan Price Adjustments - Cash-out and Subordinate financing

Cash-Out

FICO	LTV (%)				
	<=60.00%	60.01-70.00%	70.01-75.00%	75.01-80.00%	80.01-85.00%
>=740	0.000	0.250	0.250	0.500	0.625
720-739	0.000	0.625	0.625	0.750	1.500
700-719	0.000	0.625	0.625	0.750	1.500
680-699	0.000	0.750	0.750	1.375	2.500
660-679	0.250	0.750	0.750	1.500	2.500
640-659	0.250	1.250	1.250	2.250	3.000
620-639	0.250	1.250	1.250	2.750	3.000

*CLTV can go to 85% provided a minimum FICO score of 620.

Mortgages with Subordinate Financing

	LTV Range	CLTV Range	FICO	
			< 720	>= 720
All Products with DU Findings	<= 65%	80.01 - 95%	0.500	0.250
	65.01 - 75%	80.01 - 95%	0.750	0.500
	75.01 - 95%	90.01 - 95%	1.000	0.750
	75.01 - 90%	76.01 - 90%	1.000	0.750
All Products with LP Findings	<= 65%	80.01 - 95%	0.500	0.250
	65.01 - 75%	80.01 - 95%	0.750	0.500
	75.01 - 80%	76.01 - 90%	1.000	0.750
	75.01 - 80%	90.01 - 95%	1.000	0.750
All Products		> 95%	1.000	1.500

Conforming Loan Price Adjustments - Occupancy

Investment Property Adjustments

	LTV (%)								
	<=60.00%	60.01-70.00%	70.01-75.00%	75.01-80.00%	80.01-85.00%	85.01-90.00%	90.01-95.00%	95.01-97.00%	> 97%
All products (except HP)	1.750	1.750	1.750	3.000	3.750	3.750	3.750	3.750	3.750
HomePath FICO >= 740	0.000	0.000	1.500	2.000	2.500	2.500	2.500	2.500	N/A
HomePath FICO < 740	1.500	1.500	1.500	2.000	2.500	2.500	2.500	2.500	N/A

Multiple Unit Property

2-Unit Property	1.000
3-4 Unit Property & DU UW	1.000
3-4 Units/LTV <= 80 & LP UW	1.000
3-4 Units/LTV 80.01-85 & LP UW	1.500
3-4 Units/LTV > 85 & LP UW	2.000

Conforming Loan Price Adjustments - Product Specific

Condominiums (applies to terms > 15 years)

LTVs >75 (detached condos & site condos excluded)	0.750
---	-------

ARMs

LTV > 90	0.250
----------	-------

High-Balance

ARM HB and LTV/CLTV <= 75	0.000
ARM HB and LTV/CLTV >75	0.750
Cash-out (in addition to standard cash-out adj)	1.000

Additional Adjustments

LTV 95.01-97%	0.500
---------------	-------

State Adjusters for Conforming Loans

Group 1 (TX)	(0.250)
--------------	---------

HomePath

LTV 80.01-85	1.000
LTV 85.01-90	1.750
LTV 90.01-95	2.500
LTV 95.01-97	3.250

Lender Paid Mortgage Insurance Price Adjustments

PMIBUSTER

Steps to determine the total Lender Paid MI adjustment:

- 1 Choose Refinance or Purchase
- 2 Add any applicable adjustments to the product specific adjustments

NOTE: all adjustments are cumulative

REFINANCE

26-30 Year Fixed, 5 Year ARMs & 7 Year ARMs

LTV	FICO		
	680-719	720-759	760+
80.01%-85%	2.000	1.500	1.250
85.01%-90%	2.875	2.125	1.875
90.01%-95%	4.000	2.750	2.375
95.01%-97%	N/A	N/A	N/A

21-25 Year Fixed

LTV	FICO		
	680-719	720-759	760+
80.01%-85%	1.750	1.375	1.250
85.01%-90%	2.625	2.000	1.875
90.01%-95%	3.750	2.625	2.375
95.01%-97%	N/A	N/A	N/A

8-20 Year Fixed

LTV	FICO		
	680-719	720-759	760+
80.01%-85%	1.625	1.250	1.125
85.01%-90%	2.000	1.625	1.375
90.01%-95%	3.375	2.375	2.125
95.01%-97%	N/A	N/A	N/A

PURCHASE

26-30 Year Fixed, 5 Year ARMs & 7 Year ARMs

LTV	FICO		
	680-719	720-759	760+
80.01%-85%	1.375	1.125	1.000
85.01%-90%	2.250	1.750	1.625
90.01%-95%	3.375	2.375	2.125
95.01%-97%	N/A	N/A	N/A

21-25 Year Fixed

LTV	FICO		
	680-719	720-759	760+
80.01%-85%	1.125	1.000	1.000
85.01%-90%	2.000	1.625	1.625
90.01%-95%	3.125	2.250	2.125
95.01%-97%	N/A	N/A	N/A

8-20 Year Fixed

LTV	FICO		
	680-719	720-759	760+
80.01%-85%	1.000	0.875	0.875
85.01%-90%	1.375	1.250	1.125
90.01%-95%	2.750	2.000	1.875
95.01%-97%	N/A	N/A	N/A

Price Adjustments (applies to all products)

	FICO		
	680-719	720-759	760+
2nd Home	N/A	0.500	0.500
Rate	0.250	0.125	0.000