I have a hard time believing this new requirement for a Mortgage Broker to disclose on the Good Faith Estimate and or Truth in Lending Agreement is anything but a thinly veiled attempt to put us smaller players (Mortgage Brokers) out of business once and for all supported and financed by the Mortgage Bankers. Study after study including a recent one by Yale University shows that us Mortgage Brokers not only do a better job for the consumer but are better able to match their needs to a bank that would give them the best rate or chance for approval given their circumstances.

I say this for the following reason:

We already disclose on the Good Faith Estimate and the HUD-1 Settlement Statement what we earn....something that Mortgage Banks do not even though they make the same monies only they call it a Servicing Release Premium. Additionally they (Mortgage Banks) never use the Servicing Release Premium (SRP) for the benefit of the client as we do and please let me give you one specific example. My next door neighbor and friend is a Veteran that was put in a non VA loan when he purchased his home. It was financed by a Mortgage Bank that did not offer VA financing and convinced him it was better to go with their loan as he wouldn't have to pay a VA funding fee. They didn't want to tell him the truth and have him walk. He is a disabled veteran so he is exempt from this VA funding fee of 2% of the sales price that would of been added to the loan ut of coarse they didn't tell him that. The loan that they slammed him into is whats called an 80/20 in the industry. He has a first mortgage for 80% of the value of the home at a 7% interest rate for the first 2 years then it converts into an adjustable rate mortgage that can adjust up or down .500% every six months and a 5 year prepayment penalty of 6 months interest payments if he pays it off early (VA at the time was running at 5.500% as it is today) I am attaching a copy of one of my many lender's rate sheets for you to verify this fact. His second mortgage is at the considerable higher rate of 10.99% and it is a fixed rate with no prepayment penalty. His loan just indexed this month jumping the first mortgage payment to 7.500% and being on a fixed income.....he cant afford it. Now I could refinance that prepayment penalty into the loan which works out to about \$8,400.00 along with the loan cost of about another \$6,000.00 and give my friend and neighbor a mortgage interest rate on a VA 30 year fixed rate loan of 5.500% for 30 years, but I will of eaten up over \$14,400 o his equity to fix his mistake of not coming to see someone like me in the first place rather than the Mortgage Bank he went to that still is not approved to do VA or FHA financing! What I chose to do instead is show him how by taking a slightly higher rate of 6.500%, we could use the YIELD SPREAD **PREMIUM** of 2.851% (see page 4 of the rate sheet attached) and use that to pay not only the pay the prepayment penalty of \$8,400 but also \$251.00 of his loan costs. This has resulted in his payment being less than if he would of taken the 5.500% and financed the prepayment penalty! Why are you taking this ability to help the consumer away from us if you haven't succumbed to the pressure from the Mortgage Banker's lobbyist?

In addition, this new supposedly simplified Good Faith Estimate that is a 5 page monstrosity (I have seen it). It would be very easy for Mortgage Baker's to skew the facts and confuse the borrower into thinking they would be paying more using our

(Mortgage Brokers) services than by using a Mortgage Bankers services when the opposite is try as pointed out in the recent study by Yale University.

I and other Mortgage brokers will be the first to admit that in the past there were some bad Mortgage Broker's out there but we have purged them from our ranks by implementing stringent back ground checks, licensing, continuing education, and so on. In fact a very curious thing happened when the licensing requirement was implemented in my state of Washington Those individuals with Felonies and Gross Misdemeanors in their past took any and all available Mortgage Banker job that became available to them and if you wish me to I will name individuals by name and what institution they are now working for. Other's became Real Estate Agents but that is fodder for a different time.

The markets whether it is the stock market or the mortgage market will fix it self over time and is self cleansing. The offending individuals have already been purged from our ranks and we need no further legislation......unless you wish to make licensing, and back ground checks a federal mandate but I know the Mortgage Banker's lobbyist will make sure that never happens. In fact they have been very creative at blaming this whole mortgage debacle on us the Mortgage Broker and I fail to see what we did.........other than sell the loan programs that they created. I mean it was their underwriters that approved the loans we brought to them. It was their employee's that sold these loans to Wall Street.

I thank you for listening to my concerns but after 15 years of faithfully serving my clientele...I am afraid that I will soon see an America where only the big banks do the nations mortgage loans and having been successful in getting rid of us smaller independent Mortgage Broker's that forced them to keep their margins thin as we didn't have the overhead they do, they will be able to charge whatever they want as there will be virtually no competition and this is exactly what they want.

--Sincerely,

Steven B. Harkness A+ Mortgage Inc. Net Broker/Senior Loan Originator Direct Line (360) 981-8615 efax (360) 824-6109 WA License # 510-LO-32294 steveharknessmortgage@gmail.com

Pricing Effective 10:00 A.M. EST



Broker Price Indication Sheet 5151 Corporate Drive Troy, Michigan 48098 Expiration Dates: 48 Contiguous States & PR 1 unit \$417,000 2 units \$533,850 3 units \$645,300 Lock on-line Lock-Ins Lock-Ins Fax Main Office www.wholesale.fl (800) 93-RATES (248) 312-LOCK (800) 945-7700 (800) 447-7181 10 Day 15 Day 30 Day 50 Day 04/07/08 04/10/08 04/25/08 05/15/08 \$533,850 \$645,300 \$801,950 \$800,775 \$967,950 \$1,202,925 4 units Jnderwriting 60 Day 05/27/08



Paperless Office Solutions for



	Agency Fixed Rates (Doc#5301)												
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4.750 4.875	98.832 99.556	98.818 99.535	98.804 99.515	98.698 99.405	98.591 99.294	98.477 99.174	5.375 5.500	99.442 100.045	99.394 99.990	99.346 99.935	99.222 99.808	99.098 99.680	98.950 99.526
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5.375 5.500	100.954 101.191	100.906 101.136	100.858 101.081	100.734 100.954	100.610 100.827	100.462 100.672	5.990 6.000	101.718 101.754	101.637 101.671	101.555 101.589	101.414 101.448	101.273 101.307	101.092 101.125
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		und nor purc	1907 7/7000		e Loan (as	that term is	defined in S	ec. 32 of R					

Flagstar Bank will not fund nor purchase a High Cost Home Loan (as that term is defined in Sec. 32 of Reg. Z. or in applicable State or local predatory lending laws). Flagstar Bank is not privy to negotiations with individual borrowers. It is the responsibility of the broker/correspondent to discern the appropriateness of the loan program chosen with regard to the individual borrower's needs and circumstances. Please refer to our High Cost Home Loan Policy, Doc. 4612 for further information. **Only loans authorized by Flagstar in the following states. (CA, CT, FL, IA, MA, MD, ME, MI, NC, NH, NJ, NY, PA, RI, SC, VA, VT, WV)

Escrow waiver, separate fee of .25 charged, contact underwriter for details. Excludes CA, IL, MN, OR, WI and conforming products in NY

5 charged, contact underwriter for details. Excludes CA, IL, MN, OR, RATES SUBJECT TO CHANGE AT ANY TIME WITHOUT NOTICE

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6.625 15 Year	101.318 10 Day	101.236 30 Day	101.154 50 Day	101.013 Exp: 60 Day	100.872 anded Ap 70 Day	proval Le	evel 2 (doc	7.375 #5326) 30 Year	102.313 10 Day	102.190 30 Day	102.067 50 Day	101.905 60 Day	70 Da
5.750 5.875 6.000 6.125 6.250 6.375 6.500 6.625 6.750 6.875 7.000 7.125	97.372 97.832 98.556 98.949 99.280 99.390 99.954 100.191 100.385 100.474 101.004 101.193	97.365 97.818 98.535 98.922 99.245 99.348 99.906 100.136 100.405 100.929 101.111	97.358 97.804 98.515 98.894 99.211 99.307 99.858 100.081 100.262 100.337 100.854 101.029	97.255 97.698 98.405 98.781 99.094 99.187 99.734 99.954 100.131 100.203 100.716 100.888 Exp Ap	97.151 97.591 98.294 98.667 98.977 99.066 99.610 99.827 100.000 100.068 100.578 100.747	50 Day 97.414	OR ARM 70 Day 97.064	6.500 6.625 6.750 6.875 7.000 7.125 7.250 7.375 7.500 7.625 7.750 7.875	98.442 99.045 99.396 99.481 100.257 100.754 100.847 100.925 101.608 101.949 102.093 102.188 x with Su 10 Day 98.567 99.170	98.394 98.990 99.335 99.412 100.671 100.758 100.830 101.506 101.839 101.976 102.065	98.346 98.935 99.273 99.344 100.107 100.589 100.668 100.734 101.403 101.729 101.860 101.942	98.222 98.808 99.142 99.210 99.969 100.448 100.524 100.586 101.575 101.575 101.702 101.780	98.09 98.68 99.01 99.07 99.83 100.3 100.4 101.1 101.4 101.5
5.875 6.000 6.125 6.250 6.375 6.500 6.625 6.750	98.123 98.446 98.761 99.070 99.371 99.663 99.941 100.203	97.998 98.321 98.636 98.945 99.246 99.538 99.816 100.078	97.648 97.971 98.286 98.595 98.896 99.188 99.466 99.728	6.375 6.500 6.625 6.750 6.875 7.000 7.125 7.250	97.873 98.196 98.511 98.820 99.121 99.413 99.691 99.953	97.748 98.071 98.386 98.695 98.996 99.288 99.566 99.828	97.398 97.721 98.036 98.345 98.646 98.938 99.216 99.478	6.625 6.750 6.875 7.000 7.125 7.250 7.375 7.500 7.625	99.521 99.606 100.382 100.879 100.972 101.050 101.733 102.074 102.218	99.460 99.537 100.307 100.796 100.883 100.955 101.631 101.964 102.101	99.398 99.469 100.232 100.714 100.793 100.859 101.528 101.854 101.985	99.267 99.335 100.094 100.573 100.649 100.711 101.376 101.700 101.827	99.13 99.20 99.95 100.4 100.5 101.5 101.5 101.6
	30 Y		A L3 and TI		Now Avail		k Online.		ds Progra uydowns N 30 Ye		ole		
	7.250 7.375 7.500 7.625 7.750 7.875 8.000 8.125 8.250	99.227 99.570 99.903 100.250 100.556 100.845 101.133 101.418 101.672	99.102 99.445 99.778 100.125 100.431 100.720 101.008 101.293 101.547		Rate 6.625 6.750 6.875 7.000 7.125 7.250 7.375 7.500 7.625	97.541 98.016 98.482 98.846 99.184 99.513 99.848 100.134 100.411 ear TPR Le	97.416 97.891 98.357 98.721 99.059 99.388 99.723 100.009 100.286		Rate 7.125 7.250 7.375 7.500 7.625 7.750 7.875 8.000 8.125	97.538 98.012 98.484 98.848 99.180 99.510 99.846 100.134 100.413	97.413 97.887 98.359 98.723 99.055 99.385 99.721 100.009 100.288		
	7.000 7.125 7.250 7.375 7.500 7.625 7.750 7.875 8.000	30 Day 99.690 99.949 100.202 100.460 100.718 100.974 101.210 101.418 101.631	99.565 99.824 100.077 100.335 100.593 100.849 101.085 101.293 101.506		Rate 6.375 6.500 6.625 6.750 6.875 7.000 7.125 7.250 7.375	98.502 98.774 99.025 99.275 99.525 99.774 100.022 100.281 100.539	98.377 98.649 98.900 99.150 99.400 99.649 99.897 100.156 100.414	1 (Dac# 530	Rate 6.875 7.000 7.125 7.250 7.375 7.500 7.625 7.750 7.875	30 Day 98.502 98.777 99.025 99.278 99.525 99.777 100.022 100.278 100.538	98.377 98.652 98.900 99.153 99.400 99.652 99.897 100.153 100.413		
7 Year 5.000	Max 10 Day 96.376	imum Prem 30 Day 96.348	50 Day 96.321				pricing = 15 50 Day 99.520			ar Pricing = 10 Day 99.718	30 Year Pr 30 Day 99.636	icing 50 Day 99.554	60 Da
5.125 5.250 5.375 5.500 5.625 5.750 5.875 6.000 6.125 6.250 6.375 6.500 6.625 evel 2 subt	96.671 96.825 97.320 97.708 97.978 98.426 98.796 98.959 99.104 99.202 99.385 99.710 99.917	96.637 96.784 97.272 97.653 97.916 98.357 98.721 98.876 99.015 99.106 99.282 99.600 99.801	96.603 96.743 97.224 97.598 97.855 98.289 98.645 98.794 98.926 99.010 99.179 99.490 99.685	5.625 5.750 5.875 6.000 6.125 6.250 6.375 6.500 6.625 6.750 6.875 7.000 7.125	99.716 99.749 100.275 100.641 100.838 100.944 101.098 101.246 101.331 101.793 101.867 102.124 102.404	99.654 99.680 100.200 100.559 100.749 100.848 100.995 101.137 101.214 101.669 101.737 101.987 102.261	99.593 99.612 100.125 100.477 100.660 100.752 100.892 101.027 101.098 101.546 101.607 101.850 102.117	99.462 99.477 99.987 100.336 100.516 100.604 100.741 100.872 100.939 101.384 101.441 101.681 101.945	6.125 6.250 6.375 6.500 6.625 6.750 6.875 7.000 7.125 7.250 7.375 7.500 7.625	99.837 99.912 100.580 101.163 101.358 101.678 102.180 102.354 102.418 102.648 103.063 103.356	99.748 99.816 100.477 101.053 101.183 101.234 101.548 102.043 102.211 102.268 102.490 102.899 103.185	99.659 99.721 100.375 100.944 101.067 101.111 101.418 101.906 102.067 102.117 102.333 102.735 103.014	99.51 99.57 100.2 100.7 100.9 101.2 101.7 101.8 101.9 102.1 102.5 102.8
evel 3 subt evel 4 subt	ract 1.75 f ract 3.0 fro	rom price		Level 3 sul Level 4 sul	otract 1.75 f otract 3.0 fro otract 3.625	rom price om price				tract 1.75 f tract 3.0 fro	rom price om price		
ier 1+			te Tier A ∣™			,			Con Purpose	forming	J Loan A	ldjustm	
ier 1 ier 2 ier 3 ier 4 ier 5 (no e	SOLOM MA	iver fee)	AL, AR, AZ NE, NH, NI		D, IN, IA, KS RI, SC, SD	S, KY, LA, M I, VA, VT, W (CA no		ver fee)	>=740 700-739 660-699 620-659			75.01-80% -0.250 -0.375 -0.750 -1.500	
ier 6 oan Size	J. Jev wa	Tier 1+		, MN, VI, W Tier 2	V, WY Tier 3	(MN Tier 4	no escrow Tier 5	waiver fee) Tier 6		-1.000 do Level II sub	-1.750 stract 0.50 from	-2.500	-3.00
30,000-\$49 50,000-\$74 75,000-\$99 100,000-\$1 125,000-\$1 150,000+	1,999 9,999 124,999	-0.625 -0.125 0.000 0.125 0.185 0.250	-0.725 -0.225 -0.100 0.025 0.085 0.150	-0.825 -0.325 -0.200 -0.075 -0.015 0.050	-0.875 -0.375 -0.250 -0.125 -0.065 0	-0.925 -0.425 -0.300 -0.175 -0.115 -0.050	-1.000 -0.500 -0.375 -0.250 -0.190 -0.125	-1.025 -0.525 -0.400 -0.275 -0.215 -0.150	> 90% CLT >=90% CLT LTV 75.01- Multi-Unit 2-units sub 3-4 units su	V subtract IV subtract 90% FICO tract .50 fro	.25 from pri .25 from pr < 720 subtr om price	ice (ARMs)	ı price
TV 5.01-97% L Only loans	_TV subtra	ional Flex/l	EA and Fle	97.01-100°	uct Adjust	ments ract 1.00 fro	m price		Occupance Investment Investment Investment Investment Investment Investment NY Transfe	property <= property 70 property 70 property 80	=70% subtra 0.01-75% si 5.01-80% si	ubtract 1.50 ubtract 2.00	from pr
scrow waiv /I and confi lagstar Bar eg. Z. or in	ver, separa forming pro nk will not to a applicable	ate fee of .2 oducts in N fund nor pu e State or lo	5 charged, of frchase a Hiç ocal predato vers. It is th	gh Cost Hoi ry lending la	me Loan (as aws). Flags	s that term is tar Bank is	s defined in not privy to	Sec. 32 of	subtract .25 Loans clos subtract .05 Credit Sco	from price sing in the from price re (FHLMC t Score sub	name of "F **see belo	Flagstar Ba	

Fla	ags	tar [*]						March 26, 2008 Pricing Effective 10:00 A.M. EST Broker Price Indication Sheet					
5151 Corp	orate Drive	Troy, Mich				Expiration		=	48 Cor	tiguous State	es & PR	AK,	HI, V I
Lock on-lin Lock-Ins Lock-Ins Fa Main Office Underwritin	ax e ng	(800) 93-R (248) 312-l (800) 945-7 (800) 447-7	LOCK 7700 7181			10 Day 15 Day 30 Day 50 Day 60 Day	04/07/08 04/10/08 04/25/08 05/15/08 05/27/08		1 unit 2 units 3 units 4 units	\$533 \$645 \$801	7,000 3,850 5,300 1,950	\$800 \$967 \$1,20	5,500),775 7,950 12,925
M	laximum Ne	et Premium	on Flex Fi	xed and My	/Communit	sible a ty Products nd 3/4 Fami	is 103.00.	Offsheet I	Pricing Ava	ilable in Lo	antrac and	Price Quo	te
Fannie 30 Year	Mae Flex 10 Day	97 (35% 30 Day	MI) and F 50 Day	lex 100 (60 Day	35% MI) 70 Day	id 3/4 Failii	iy. Additio		NMA Fle	x w/ Sub 30 Day	ordinate 50 Day	Financing 60 Day	70 Day
5.375 5.500 5.625	98.817 99.420 99.771	98.769 99.365 99.710	98.721 99.310 99.648	98.597 99.183 99.517	98.473 99.055 99.386	Fle: doc#	¢ 97 ¢5321	5.375 5.500 5.625	98.317 98.920 99.271	98.269 98.865 99.210	98.221 98.810 99.148	98.097 98.683 99.017	97.973 98.555 98.886
5.750 5.875 6.000	99.856 100.632 101.129	99.787 100.557 101.046	99.719 100.482 100.964	99.585 100.344 100.823	99.450 100.206 100.682	Flex	100 #5324	5.750 5.875 6.000	99.356 100.132 100.629	99.287 100.057 100.546	99.219 99.982 100.464	99.085 99.844 100.323	98.950 99.706 100.182
6.125 6.250 6.375	101.222 101.300 101.983	101.133 101.205 101.881	101.043 101.109 101.778	100.899 100.961 101.626	100.754 100.813 101.475	Flex w/ s		6.125 6.250 6.375	100.722 100.800 101.483	100.633 100.705 101.381	100.543 100.609 101.278	100.399 100.461 101.126	100.254 100.313 100.975
6.500 6.625 6.750	102.324 102.468 102.563	102.214 102.351 102.440	102.104 102.235 102.317	101.950 102.077 102.155	101.795 101.918 101.994			6.500 6.625 6.750	101.824 101.968 102.063	101.714 101.851 101.940	101.604 101.735 101.817	101.450 101.577 101.655	101.295 101.418 101.494
or Flex 15Y	pricing, see Flags 10 Day		(pg 1) and dable 30- 50 Day		25 from pri	ce						and sub 1. terest-O 60 Day	125 from pr nly 70 Day
5.625 5.750 5.875	99.442 100.045 100.396	99.394 99.990 100.335	99.346 99.935 100.273	99.222 99.808 100.142	99.098 99.680 100.011			5.875 6.000 6.125	98.085 98.843 99.700	98.024 98.775 99.625	97.962 98.706 99.549	97.831 98.572 99.411	97.700 98.438 99.274
6.000 6.125 6.250	100.481 101.257 101.754	100.412 101.182 101.671	100.344 101.107 101.589	100.210 100.969 101.448	100.075 100.831 101.307			6.250 6.375 6.500	100.249 100.382 100.455	100.167 100.293 100.360	100.085 100.204 100.264	99.944 100.060 100.116	99.803 99.915 99.968
6.375 6.500 6.625	101.847 101.925 102.608	101.758 101.830 102.506	101.668 101.734 102.403	101.524 101.586 102.251	101.379 101.438 102.100			6.625 6.750	101.201 101.650	101.098 101.541 ordable 4	100.995 101.431	100.844 101.276 terest-O	100.693 101.121
6.750 6.875 7.000	102.949 103.093 103.188	102.839 102.976 103.065	102.729 102.860 102.942	102.575 102.702 102.780	102.420 102.543 102.619	Flag Affor	ıstar dable	40 Year 6.875 7.000	10 Day 98.443 98.920	30 Day 98.411 98.886	50 Day 98.313 98.783	60 Day 98.183 98.646	70 Day 97.853 98.309
35/40 Year 6.500	Flagst		able 35/4 50 Day 99.208		70 Day 98.898	doc #		7.125 7.250 7.375	99.218 99.428 99.819	99.182 99.391 99.779	99.074 99.278 99.661	98.930 99.127 99.504	98.586 98.776 99.146
6.625 6.750	99.930 100.177	99.814 100.054	99.697 99.931	99.539 99.769	99.381 99.607			7.500 7.625	100.163 100.479	100.122 100.436	99.999 100.308	99.834 100.137	99.470 99.765
6.875 7.000 7.125	100.630 101.019 101.313	100.500 100.882 101.169	100.370 100.745 101.025	100.205 100.576 100.853	100.040 100.408 100.682			35 Year 6.750	10 Day 98.539	30 Day 98.508	50 Day 98.416	60 Day 98.292	70 Day 97.969
7.250 7.375			101.243 101.709 i ble (doc#		100.893 101.351			6.875 7.000 7.125	99.064 99.496 99.718	99.031 99.461 99.682	98.934 99.359 99.574	98.803 99.222 99.430	98.473 98.885 99.086
LTV <= 95°	% subtract 1	I.50 from pr		on page 1				7.250 7.375 7.500	99.854 100.164 100.521	99.817 100.125 100.480	99.704 100.007 100.357	99.553 99.849 100.192	99.202 99.491 99.828
	97% subtra subtract 2. M	00 from prid		ear				30 Year 5.875	10 Day 96.835	30 Day 96.774	Year Inte 50 Day 96.712	rest-Only 60 Day 96.581	70 Day 96.450
30 Year 5.625 5.750	10 Day 98.192 98.795	30 Day 98.144 98.740	50 Day 98.096 98.685	60 Day 97.972 98.558	70 Day 97.848 98.430	M		6.000 6.125 6.250	97.593 98.450 98.999	97.525 98.375 98.917	97.456 98.299 98.835	97.322 98.161 98.694	97.188 98.024 98.553
5.875 6.000 6.125	99.146 99.231 100.007	99.085 99.162 99.932	99.023 99.094 99.857	98.892 98.960 99.719	98.761 98.825 99.581	Comn doc #	nunity \$5325	6.375 6.500 6.625	99.132 99.205 99.951	99.043 99.110 99.848	98.954 99.014 99.745	98.810 98.866 99.594	98.665 98.718 99.443
6.250 6.375 6.500	100.504 100.597 100.675	100.421 100.508 100.580	100.339 100.418 100.484	100.198 100.274 100.336	100.057 100.129 100.188			6.750 40 Year	100.400 MyComm 10 Day	100.291 unity 40- 30 Day	100.181 Year Inte 50 Day	100.026 rest-Only 60 Day	99.871 70 Day
6.625 6.750 6.875	101.358 101.699 101.843	101.256 101.589 101.726	101.153 101.479 101.610	101.001 101.325 101.452	100.850 101.170 101.293			7.125 7.250 7.375	97.968 98.178 98.569	97.824 98.028 98.411	97.680 97.877 98.254	97.508 97.701 98.075	97.336 97.526 97.896
7.000 35/40 Year		101.815 ommuni 30 Day	101.692 ty 35/40- 50 Day	101.530 /ear 60 Day	101.369 70 Day			7.500 7.625 7.750	98.913 99.229 99.542	98.749 99.058 99.364	98.584 98.887 99.186	98.402 98.701 98.997	98.220 98.515 98.808
6.750 6.875 7.000	98.177 98.680 98.927	98.067 98.564 98.804	97.958 98.447 98.681	97.803 98.289 98.519	97.648 98.131 98.357			35 Year 7.125	MyComm 10 Day 98.468	30 Day 98.324	Year Inte 50 Day 98.180	rest-Only 60 Day 98.008	70 Day 97.836
7.125 7.250 7.375	99.380 99.769 100.063	99.250 99.632 99.919	99.120 99.495 99.775	98.955 99.326 99.603	98.790 99.158 99.432			7.250 7.375 7.500	98.604 98.914 99.271	98.454 98.757 99.107	98.303 98.599 98.942	98.127 98.420 98.760	97.952 98.241 98.578
7.500 7.625	100.295 100.774	100.144 100.616	99.993 100.459	99.818 100.280	99.643 100.101 reddie	Mac P	rogram	7.625 7.750	99.667 100.053	99.496 99.875	99.325 99.697	99.139 99.508	98.954 99.319
	30 Year 6.000	10 Day 99.879	30 Day 99.796		60 Day 99.573		30 Year 5.875		Mac 100 30 Day 100.182	30 Year 50 Day 100.107	60 Day 99.969	1	
	6.125 6.250 6.375	99.972 100.050 100.733	99.883 99.955 100.631	99.793 99.859 100.528	99.649 99.711 100.376	20 Year	6.000 6.125 6.250	100.257 100.754 100.847 100.925	100.182 100.671 100.758 100.830	100.107 100.589 100.668 100.734	100.448 100.524 100.586		
	6.500 6.625 6.750	101.074 101.218 101.313	100.964 101.101 101.190	100.925 100.854 100.985 101.067	100.376 100.700 100.827 100.905	Add 0.125 to Price	6.375 6.500 6.625	101.608 101.949 102.093	101.506 101.839 101.976	101.403 101.729 101.860	101.251 101.575 101.702		
	6.875 7.000 7.125	101.698 102.056 102.188	101.567 101.919 102.045	101.437 101.782 101.901	101.272 101.613 101.729		6.750 6.875 7.000	102.033 102.188 102.573 102.931	102.065 102.442 102.794	101.942 102.312 102.657	101.780 102.147 102.488		
	7.250	102.321 se 15Y Agen	102.171 cy (pg 1) and ate Tier A	102.020 subtract 1.8	101.845 75 from price		7.125	103.063 e, see 15Y	102.920 Agency (pg	102.776 1) and subt	102.604 ract 0.75	djustmer	ıts
Tier 1+ Tier 1 Tier 2			TX FL, NY	C, NJ, OK,					FNMA Flex FNMA Flex 1	97 (18% MI)	add 0.375% add 0.375% t	to Flex 97 (3 o Flex 100 (35	5% MI) rate
Tier 3			AL, AR, AZ NE, NH, NI	, CT, DE, II	D, IN, IA, KS RI, SC, SD	S, KY, LA, M), VA, VT, W (CA no		ver fee)	Use 30Y In FICO <=68	terest-Only 0 subtract 1	(10Y I-O To 1.00 from pr		
Tier 5 Tier 6			IL, OR, WI	, MN, VI, W		(1	no escrow v	waiver fee)	Subtract 1. Credit Scor	125 from pr e (Flex, Free	ice (Flex w/	sub. Fin.)	
Loan Size \$30,000-\$4	19,999	-0.625	-0.725	Tier 2 -0.825	Tier 3 -0.875	-0.925	Tier 5 -1.000	-1.025	FICO 640-6	359 and LT	V >70% sub	tract 2.50 fr tract 1.75 fr tract 1.25 fr	om price
\$50,000-\$7 \$75,000-\$9 \$100,000-\$	99,999 6124,999	-0.125 0.000 0.125	-0.225 -0.100 0.025	-0.325 -0.200 -0.075	-0.375 -0.250 -0.125	-0.425 -0.300 -0.175	-0.500 -0.375 -0.250	-0.525 -0.400 -0.275	FICO <640 FICO 640-7	and LTV 6	0.01-70% s 60.01-70% s	tract 0.50 fr ubtract 0.75 ubtract 0.50	from price from price
\$125,000-\$ \$150,000+ Lenc	,	0.185 0.250 /lortgage	0.085 0.150 Insurance	-0.015 0.050 e (MyCon	-0.065 0 nmunity an	-0.115 -0.050 d Home Po	-0.190 -0.125 ssible Prod	-0.215 -0.150 ducts)				0.25 to pric k non I-O &	
	pi 30, 35, 40Y	roducts. Av Fixed & 5/	ailable throi	ugh Radian, S	RMIC, Genv		C. Fixed	20000000	****Exclude LTV (2-Far	es Flex w/So nily Produc	ub Fin/EA L cts only)	5 from price evel1)
LTV <=85.00 85.01-90	-0.610 -1.010	-0.550 -0.800	-0.550 -0.800	700+ -0.400 -0.510	-0.460 -0.860	-0.400 -0.650	-0.400 -0.650	700+ -0.250 -0.360	All Suboro Comm 97,		ncing Flag Afford		50 from pric
90.01-95 95.01-97 97.01-100	-1.650 -2.100 -2.250	-1.270 -2.100 -2.250	-1.050 -1.200 -1.300	-0.730 -1.000 -1.100	-1.200 -1.400 -1.500	-1.120 -1.400 -1.500	-0.950 -1.090 -1.160	-0.580 -0.850 -0.950	Home Pos Units (Hor	FICO >=72 ne Possible	20 subtract 9 97 ONLY)	75 from prio	rice
LTV <=85.00	/down 30, 3 620-659 -0.770	660-679 -0.730	680-699 -0.700	700+ -0.450	620-659 -0.550	660-679 -0.550	680-699 -0.450	700+ -0.300	3-4 Units L NY Transf	TV 90.01-9: er Tax	5% subtract	.50 from pri	
85.01-90 90.01-95 95.01-97	-1.240 -1.910 -2.460	-0.980 -1.580 -2.130 -2.270	-0.940 -1.230 -1.540	-0.580 -0.870 -1.280	-0.900 -1.380 -1.750 -1.880	-0.750 -1.360 -1.710 -1.840	-0.700 -1.050 -1.220 -1.270	-0.590 -0.610 -0.900	LPMI (Flex See Adjust	ments On F	Page 1		hle)
97.01-100			pplies to M		oc#5409) y 97, 100 ar	nd 2-Family		-1.010	2-1 subtract	t 2.75 from sing in the	price name of "F	ag Afforda lagstar Bar	nk"
NJ, NY, PA Escrow wai	A, RI, SC, V. iver, separa	A, VT, WV) te fee of .2	5 charged, o			FL, IA, MA, details. Excl			Flagstar A Secondary	ffordable A Stated Inco	dditional A	w for application of the second of the secon	s:
Key India Feb. 10	-Year Yield	3.760	Feb. 20	-Year Yield		50 12 Month LIBOR 2.528							
Mar. 10	-Year Yield Prime	3.440 5.250		T-Bill/CMT	1.520	6 Mc	MTA	4.076	Needs Imp	rovement s		2.0	
Key India Feb. 10	ces: -Year Yield -Year Yield	3.760 3.440	Feb. 20 Mar. 20	-Year Yield T-Bill/CMT	4.300 1.520	6 Mo	onth LIBOR MTA	2.632 4.076	EA L2 resp Lock Fallo Meets Exp Needs Imp	onse and m ut ectations ac rovement si	nanual uw s dd .05 to pri	ubtract 2.25	from pr



FI	ags	tar [®]	kı						Pric	ing Effective	March 2 10:00 A.M.		
5151 Corp	orate Drive	Troy, Micl				on Dates:	Key Ir	ndices	48 Co	ntiguous Stat		AK, I	H, VI
Lock on-lin Lock-Ins Lock-Ins F: Main Office	ax	www.whole (800) 93-R (248) 312- (800) 945-	LOCK	r.com	10 Day 15 Day 30 Day 50 Day	04/07/08 04/10/08 04/25/08 05/15/08	1 Yr CMT 6 Month LIBOR 1 Year	1.520 2.632	1 unit 2 units 3 units 4 units	\$53 \$64	7,000 3,850 5,300 1,950	\$625 \$800 \$967 \$1,20	1,775 1,950
Underwritir		(800) 447-	7181		60 Day	05/27/08 RM and	LIBOR Balloc		lucts			\$ 1,20	2,020
	0	ffsheet Pri	cing Availa	ble in Loan	trac and P		ARMs	- 90 Day Lo	ock subtrac	t 0.525 fror	ses n 50 day pric e Possible		
3/1 4.750 4.875 5.000 5.125 5.250 5.375 5.500 5.625 5.750 5.875 6.000 6.125 6.250	30 Day 99.380 99.617 99.845 100.067 100.285 100.502 100.717 100.928 101.133 101.329 101.513 101.685 101.844	50 Day 99.255 99.492 99.720 99.942 100.160 100.377 100.592 100.803 101.008 101.204 101.388 101.560 101.719	70 Day 98.905 99.142 99.370 99.592 99.810 100.027 100.242 100.453 100.658 100.854 101.038 101.210 101.369	Margin :	= 2.25% = 2/2/6 Doc: #5302 = 2.50% i = 2.625% t-Only: #5327	Offsheel See Lo o Price	antrac r	5/1 5.125 5.250 5.375 5.500 5.625 5.750 5.875 6.000 6.125 6.250 6.375 6.500 6.625	30 Day 98.789 99.123 99.446 99.761 100.070 100.371 100.663 100.941 101.203 101.448 101.675 101.885 102.078	50 Day 98.664 98.998 99.321 99.636 99.945 100.246 100.538 100.816 101.078 101.323 101.550 101.760 101.953	70 Day 98.314 98.648 98.971 99.286 99.595 99.896 100.188 100.466 100.728 100.973 101.200 101.410 101.603	Caps : Loc Doc # Margin :	= 2.25% = 2/2/6 Doc: #5302 = 2.50% = 2.625% t-Only: #5327 = 2.375%
HOME 5/6 6.250	30 Day	R ARM (do 50 Day 99.945	70 Day 99.595	FNMA 7/1 I 7/1 6.000	30 Day 100.361	& PITI Abate 50 Day 100.236	70 Day 99.886	doc #5331	Age 5/1 5.875	ncy Jumbo 30 Day 97.913	5/1 LIBOR / 50 Day 97.788	70 Day 97.438	doc #r5337
6.375 6.500 6.625 6.750 6.875 Margin = 2	100.371 100.663 100.941 101.203 101.448	100.246 100.538 100.816 101.078 101.323 Caps = 5/1	99.896 100.188 100.466 100.728 100.973	6.125 6.250 6.375 6.500 6.625 6.750	100.682 100.984 101.265 101.526 101.768 101.991	100.557 100.859 101.140 101.401 101.643 101.866 ex w/sub	100.207 100.509 100.790 101.051 101.293 101.516	Margin 2.25% Caps 5/2/5	6.000 6.125 6.250 6.375 6.500 6.625	98.191 98.453 98.698 98.925 99.135 99.328	98.066 98.328 98.573 98.800 99.010 99.203	97.716 97.978 98.223 98.450 98.660 98.853	#r5338 Margin Caps 5/2/5
3/1 5.250 5.375	30 Day 99.380 99.617	50 Day 99.255 99.492	70 Day 98.905 99.142	3/1 ARM Margin 2.875	3/1 5.250 5.375	30 Day 99.380 99.617	50 Day 99.255 99.492	70 Day 98.905 99.142	5/1 5.750 5.875	30 Day 99.761 100.070	50 Day 99.636 99.945	70 Day 99.286 99.595	5/1 ARM Margin 2.875
5.500 5.625 5.750 5.875 6.000	99.845 100.067 100.285 100.502 100.717	99.720 99.942 100.160 100.377 100.592	99.370 99.592 99.810 100.027 100.242	Caps 2/2/6 Flex 100 doc #5324	5.500 5.625 5.750 5.875 6.000	99.845 100.067 100.285 100.502 100.717 W/sub fin	99.720 99.942 100.160 100.377 100.592	99.370 99.592 99.810 100.027 100.242	6.000 6.125 6.250 6.375 6.500	100.371 100.663 100.941 101.203 101.448	100.246 100.538 100.816 101.078 101.323	99.896 100.188 100.466 100.728 100.973	Caps 2/2/5
5/1 5.625 5.750	98.789 99.123	50 Day 98.664 98.998	70 Day 98.314 98.648	5/1 ARM Margin 2.875	5/1 5.625 5.750	30 Day 98.789 99.123	50 Day 98.664 98.998	70 Day 98.314 98.648	7/1 6.250 6.375	30 Day 100.361 100.682	50 Day 100.236 100.557	70 Day 99.886 100.207	5/1 ARM Margin 2.875
5.875 6.000 6.125 6.250 6.375	99.446 99.761 100.070 100.371 100.663	99.321 99.636 99.945 100.246 100.538	98.971 99.286 99.595 99.896 100.188	Caps 2/2/6 5/2/5 Flex 97 doc #5321	5.875 6.000 6.125 6.250 6.375	99.446 99.761 100.070 100.371 100.663	99.321 99.636 99.945 100.246 100.538	98.971 99.286 99.595 99.896 100.188	6.500 6.625 6.750 6.875 7.000	100.984 101.265 101.526 101.768 101.991	100.859 101.140 101.401 101.643 101.866	100.509 100.790 101.051 101.293 101.516	Caps 5/2/5
3/1 4.875	30 Day 99.386	5/1, 7/1, 50 Day 99.261 99.489	70 Day 98.911	3/1 ARM Margin	7/1 5.500	& Interes 30 Day 98.609	50 Day 98.484	70 Day 98.134 98.502	5/1 5.875	30 Day 98.820	munity 5/1 50 Day 98.695 98.996	70 Day 98.345 98.646	5/1 ARM Margin
5.000 5.125 5.250 5.375 5.500 5.625	99.614 99.835 100.054 100.271 100.486 100.697	99.710 99.929 100.146 100.361 100.572	99.139 99.360 99.579 99.796 100.011 100.222	2.75 I-O Margin 2.875 Caps 2/2/6	5.625 5.750 5.875 6.000 6.125 6.250	98.977 99.335 99.682 100.017 100.338 100.640	98.852 99.210 99.557 99.892 100.213 100.515	98.860 99.207 99.542 99.863 100.165	6.000 6.125 6.250 6.375 6.500 6.625	99.121 99.413 99.691 99.953 100.198 100.425	99.288 99.566 99.828 100.073 100.300	98.938 99.216 99.478 99.723 99.950	2.875 Caps 2/2/5
5/1 5.250	30 Day 98.810	50 Day 98.685	70 Day 98.335	5/1 ARM Margin	10/1 5.750	2.75; I-O M 30 Day 98.534	50 Day 98.409	70 Day 98.059	7/1 6.250	30 Day 99.111	munity 7/1 50 Day 98.986	70 Day 98.636	5/1 ARM Margin
5.375 5.500 5.625 5.750 5.875 6.000	99.134 99.448 99.757 100.059 100.350 100.628	99.009 99.323 99.632 99.934 100.225 100.503	98.659 98.973 99.282 99.584 99.875 100.153	2.75 I-O Margin 2.875 Caps 2/2/6 I-O Caps 5/2/5	5.875 6.000 6.125 6.250 6.375 6.500	98.961 99.371 99.762 100.132 100.479 100.803	98.836 99.246 99.637 100.007 100.354 100.678	98.486 98.896 99.287 99.657 100.004 100.328	6.375 6.500 6.625 6.750 6.875 7.000	99.432 99.734 100.015 100.276 100.518 100.741	99.307 99.609 99.890 100.151 100.393 100.616	98.957 99.259 99.540 99.801 100.043 100.266	2.875 Caps 5/2/5
			Fre	ddie Mad andard 5/1	Home P and 7/1 LIE	ossible 5	11 and 7/1	LIBOR / Margin: 2.25	ARMs (doc	#5885) aps 5/1: 2/2	/5 Cap	os 7/1: 5/2/5	
Doc# 5306 4.625 4.750 4.875 5.000 5.125 5.250 5.375 1Y T-E	9ar T-Bill N Margin: 15 Day 98.275 98.525 98.775 98.900 99.025 99.150 99.315 Bill Conv Priertible Price.	2.750% 50 Day 98.150 98.400 98.650 98.775 98.900 99.025 99.190 ce -Same a	6-Month LIBOR Pricing Call Lock-ins Department		10 Day 99.530 99.938 100.346 100.754 101.017 101.100 101.183 101.265 alloon docs	99.434 99.835 100.236 100.637 100.893 100.970 101.046 101.122 \$5304 s for additio	7 Year 6.750 6.875 7.000 7.125 7.250 7.375 7.500 7.625	10 Day 99.375 99.605 99.836 99.926 100.013 100.071 100.179 100.287 alloon doc #		Fannie 5/1 5.500 5.625 5.750 5.875 6.000 6.125 6.250 6.375 Margin = 2. Caps = 5/2.		OR ARM (\$ 50 Day 99.554 99.852 100.144 100.713 100.713 100.987 101.249 101.496 #5330	70 Day 99.204 99.502 99.794 100.081 100.363 100.637 100.899 101.146
Tier 1+ Tier 1		Sta	te Tier <i>F</i> TX FL, NY						Purpose Rate/Term	Refinance	g Loan A subtract .125	from price	
Tier 2 Tier 3			AL, AR, AZ NE, NH, NI		D, IN, IA, KS RI, SC, SD	6, KY, LA, M		ror fool	>=740 700-739	<=60% -0.125 -0.125	djustment Gri 60.01-75% -0.125 -0.250		
	49,999 74,999 99,999 6124,999 6149,999	Tier 1+ -0.625 -0.125 0.000 0.125 0.185 0.250	-0.725 -0.225 -0.100 0.025 0.085 0.150				-1.000 -0.500 -0.250 -0.125		660-699 620-659 <620 Subordina >=90% sub LTV 75.01-9 LTV >65% LTV >65% All sub. fin All sub fin (-0.125 -0.125 -1.125 te Financir stract .25 fro 0% FICO < 720 FICO >=72 subtract 0.5 HP) FICO <	-0.375 -0.875 -1.875 ng m price (excl '20 subtract .20 subtract .50 0 subtract .25 0 (Comm & S	-0.875 -1.625 -2.625 ludes I-O Al 5 from price (from price (5 from price (5 ol 97, 2-Far	-1.625 -2.125 -3.125 RMs) non I-0 ONLY) I-O ONLY) (I-O ONLY)
Doc Type SIVA/NIV Cash-Out I 2-units add	FICO 700+ 660-699 640-659 Refinance u 1 0.25% to F dd 0.50% to	<= 60% -0.500 -0.625 -1.625 se FICO/LT	60.01-70% -0.750 -1.000 -2.000	70.01-75% -1.375 -1.875 -2.875 re and subtr	75.01-80% -2.125 -2.500 N/A	80.01-90% -2.375 -2.75 N/A 25 from price to Rate	Adjust Doc # Adjustmer FICO 680-699 700-719 Margin =	Adj -0.625 -0.375 -2.500%	Multi-Unit 2 units sub 2 units 95.0 3-4 units su Occupanc Investment Investment Investment	tract .50 from 01-97% substract 1.50 from y property <- property 70 property 75 property 80	m price (excluract .50 from price (HP = 70% subtract .50 subtract .50.01-75% subtract .0.01-75% subtract .0.01-80% subtract .0.01-90% subtract .0.	udes HP) n price (HP of subtract 1.0 et 1.00 from otract 1.50 fro otract 2.00 fr	price om price om price
LTV 75.01-	-75 & CLTV	90.01-95 s 90.01-95 s	ubtract .25 t	from price from price	80.01-90% 90.01 - 959	and FlagAff tments LTV subtra % LTV subtra	ONLY)	orice ****	subtract .25 LTV >90% subtract Credit Sco >=720 impri	from price ract .25 from re ove price b		ides Flex no	
LTV 75.01- LTV 75.01- LPMI	-80.00 & CL -80.00 & CL (FN Std & S	TV 76.01-9 TV 76.01-9 Spc 5/1, 7/1	0.00 & FICO 0.00 & FICO) < 700 sub) >=700 sub	tract 0.50 fr tract 0.25 f	om price (Fl rom price (F .PMI (MCM,	H I-O ARM HP 5/1, 7/1	only)	<=680 subt The following FICO <620	ract 0.50 fro ng credit sc and LTV >	om price (Fla ore adj exclu 70% subtract	de MCM and 2.75 from p	d HP: price
PITI Abate	ments on P	5409)		Secondary EA L1 resp	ffordable A Stated Inco	ments on Pa additional A ome subtract act 0.25 from nanual uw su	djustments : 0.25 from p	orice	FICO 640-6 FICO 660-6 FICO 680-7 FICO 640-7	659 and LT\ 679 and LT\ 719 and LT\ and LTV 60 719 and LTV	/ >70% subtr / >70% subtr / >70% subtr / >70% subtr / >70% subtr 0.01-70% sub 60.01-70% s	act 1.75 fro act 1.25 fro act 0.50 fro otract 0.75 f subtract 0.50	m price m price m price rom price
Reg. Z. or negotiation appropriate	in applicable is with indivi eness of the	State or lo dual borrow loan progra	ocal predato vers. It is the am chosen	ry lending la e responsib with regard	ws). Flags ility of the b to the indivi	s that term is tar Bank is r roker/corres dual borrowe oc. 4612 for	not privy to pondent to er's needs a	discern the	Purchase le Refinance 40-Year Ar subtract 0.3	nly (FN/FH/SI cans subtra loans subtra nortization 25 from pric		CM/Jumbo) price	
WI and cor Loans clo	nforming pro	name of "F	lagstar Ba	nk" subtra	ct .05 from	price **Only	/ loans auth	orized by	Needs Imp Additional R/T Refinal CO Refinal	ectations ad rovement su Freddie Mance & LTV Ince & LTV	Id .05 to price ubtract .05 fro ac Jumbo ac >75% subtract subtract 1.00 n price (FH Ju	om price djustments: at 0.50 from from price	price
≠1, ¥¥V)				RATES S	UBJECT TO	O CHANGE	AT ANY TII	WE WITHO			. p.100 (FFI JI	3/ 1 Al	villy)

Pricing Effective 10:00 A.M. EST



Broker Price Indication Sheet

(800) 93-RATES (248) 312-LOCK 5151 Corporate Drive Lock-Ins Lock-Ins Fax (800) 945-7700 (800) 447-7181 Underwriting roy, Michigan 48098

Government Fixed and Adjustable Rates

			001011		INCU		GOLGIOT	o itato	(doc #3810)
	FHA 15 & 30	O Year Fixe	d		FH	ASecure 3	0 Year Fixe	ed	FHA/VA Fixed Program Adjustments:
Rate	15 Day	30 Day	60 Day		30 Year	15 Day	30 Day	60 Day	\$75,000 - \$99,99 subtract .25 from price
5.375	99.210	99.174	99.102		5.500	97.943	97.902	97.820	\$50,000 - \$74,999 subtract .75 from price
5.500	99.543	99.502	99.420		5.625	98.445	98.399	98.307	\$30,000 - \$49,999 subtract 2.0 from price
5.625	99.663	99.617	99.524		5.750	98.948	98.896	98.793	FHA Loan Limits >\$362,790 under Economic
5.750	99.783	99.732	99.629		5.875	99.450	99.393	99.280	Stimulus Act subtract 2.25 from price
5.875	101.366	101.309	101.196	Max Net	6.000	99.852	99.790	99.667	TX add .125 NY subtract .25
6.000	101.652	101.590	101.467	Premium	6.125	100.210	100.143	100.009	VA Fixed Program subtract 0.25
6.125	101.777	101.710	101.577	is 104.00	6.250	100.568	100.496	100.352	FICO 550-579 subtract 1.00
6.250	101.883	101.811	101.667		6.375	100.925	100.848	100.694	FICO 580-599 subtract 0.50
6.375	102.780	102.703	102.549		6.500	101.083	101.001	100.836	FICO 600-619 subtract 0.25
6.500	102.933	102.851	102.686		6.625	101.324	101.236	101.062	2-1 Buydown, subtract 2.75
6.625	103.054	102.967	102.792		6.750	101.564	101.472	101.287	Mfg. Housing subtract 1.00
6.750	103.132	103.039	102.854		6.875	101.755	101.657	101.462	Lock Fallout Meets Expectations add 0.05 to price
6.875	103.760	103.662	103.467		7.000	101.895	101.792	101.587	Lock Fallout Needs Improvement subtract 0.05 from price
7.000	103.895	103.792	103.587		7.125	102.198	102.090	101.875	

	Government Adjustable Rates														
1Y ARM			3/1 ARM	15 Days	30 Day	60 Day		5/1 ARM	15 Day	30 Day	60 Day				
M	argin: 2.000	0%	5.250	100.546	100.421	100.296		5.500	99.640	99.515	99.390				
	30 Day	60 Day	5.375	100.702	100.577	100.452	Caps: 1/1/5	5.625	99.898	99.773	99.648				
4.500	98.400	98.275	5.500	100.859	100.734	100.609		5.750	100.468	100.343	100.218				
5.000	98.806	98.681	5.625	101.015	100.890	100.765	Margin: 2.00%	5.875	100.835	100.710	100.585				
5.500	99.166	99.041	5.750	101.640	101.515	101.390		6.000	101.202	101.077	100.952				
6.000	99.556	99.431	5.875	101.874	101.749	101.624	Max Net Premium	6.125	101.570	101.445	101.320				
M	argin: 2.250	0%	6.000	102.109	101.984	101.859	103.00	6.250	102.062	101.937	101.812				
	30 Day	60 Day	6.125	102.343	102.218	102.093		6.375	102.343	102.218	102.093				
4.500	98.650	98.525	6.250	102.452	102.327	102.202		6.500	102.624	102.499	102.374				
5.000	99.056	98.931	6.375	102.702	102.577	102.452		6.625	102.905	102.780	102.655				
5.500	99.416	99.291	6.500	102.952	102.827	102.702		6.750	103.327	103.202	103.077				
6.000 00.006 00.601				Ear V/	2/1 and 5/	1 A DM Drioi	na (doc # 5000) cubtro	ot 0.25 from	~ EUA ADM	Driging					

6.000 | 99.806 | 99.681 | FHA/VA ARM Program Adjustments: NY subtract .25

HAVYA AKM Program Adjustments:

Mfg. Housing subtract 1.00
FICO 550-579 subtract 1.00
FHASecure subtract 2.00
FICO 580-599 subtract 0.50
FHA Loan Limits >\$362,790 under Economic Stimulus Act subtract 2.25 from price
FICO 600-619 subtract 0.25

FHA 5Y loans that disburse January 16, 2008 - April 15, 2008, change date is July 1, 2013 Jumbo Fixed and ARMs (doc #5401)												
			Jumi	oo Fixe	d and	ARMs (doc #5401)					
3	0 Year Fixe	ed .		1	5 Year Fixe	:d						
Rate	15 Day	30 Day		Rate	15 Day	30 Day		Locks ava	ilable until 4	:45pm ES	Г	
6.750	96.916	96.416	İ	6.125	95.351	94.851	1	Max ne	t premium is	102.375		
6.875	97.286	96.786		6.250	96.294	95.794						
7.000	97.639	97.139		6.375	96.540	96.040						
7.125	97.925	97.425		6.500	96.758	96.258						
7.250	98.171	97.671		6.625	96.939	96.439						
7.375	98.394	97.894		6.750	97.100	96.600						
7.500	98.595	98.095		6.875	97.243	96.743						
7.625	98.765	98.265		7.000	97.362	96.862						
7.750	98.921	98.421		7.125	97.467	96.967						
7.875	99.067	98.567		7.250	97.565	97.065		ARM Info				
8.000	99.196	98.696		7.375	97.651	97.151		Caps: 5/2/	5			
8.125	99.318	98.818		7.500	97.728	97.228	Margin: 2.250%					
8.250	99.429	98.929		7.625	97.802	97.302	_				_	
	1 LIBOR AF				1 LIBOR AF		ļ		/1 LIBOR A			
Rate	15 Day	30 Day	[Rate	15 Day	30 Day		Rate	15 Day	30 Day		
8.000	99.614	99.364		8.000	99.346	99.076		8.000	98.659	98.389		
8.125	99.781	99.531		8.125	99.562	99.292		8.125	98.893	98.623		
8.250	99.944	99.694		8.250	99.770	99.500		8.250	99.118	98.848		
8.375	100.102	99.852		8.375	99.814	99.544		8.375	99.334	99.064		
8.500	100.255	100.005		8.500	99.969	99.699		8.500	99.542	99.272		
8.625	100.404	100.154		8.625	100.120	99.850		8.625	99.744	99.474		
8.750	100.549	100.299		8.750	100.266	99.996		8.750	99.939	99.669		
8.875	100.689	100.439		8.875	100.407	100.137		8.875	100.128	99.858		
9.000	100.824	100.574		9.000	100.545	100.275		9.000	100.311	100.041		
9.125	100.957	100.707		9.125	100.679	100.409		9.125	100.488	100.218		
9.250	101.087	100.837		9.250	100.811	100.541		9.250	100.660	100.390		
9.375	101.214	100.964		9.375	100.940	100.670		9.375	100.826	100.556		
9.500	101.339	101.089		9.500	101.066	100.796		9.500	100.988	100.718		

Jumbo AF	RM Progra	am Adjust	ments:						
	A	RM FICO S	core Adjuster	's		Other ARM Adustments:		All Jumbo Adjustme	nts:
LTV	720+	700-719	680-699	660-679	620-659	\$1,500,001 - \$3,000,000	-0.375		
<=40%	-0.125	-0.125	-0.250	-0.375	-0.500	Mid/Hi Rise Condo	-0.125	CA, IL, MN, OR, WI	-0.250
40.01-50%	-0.125	-0.125	-0.250	-0.375	-0.500	Cash-Out Refinance	-0.250	Lock Fallout Meets	0.050
50.01-60%	-0.125	-0.250	-0.375	-0.500	-0.500	2-Unit	-0.125	Expectations	0.000
60.01-70%	-0.250	-0.375	-0.500	-0.625	-0.625	3/4 Unit	-1.000	Lock Fallout Needs	-0.050
70.01-75%	-0.250	-0.375	-0.500	-0.625	N/A	Interest-Only	-0.125	Improvement	-0.000
75.01-80%	-0.250	-0.375	-0.625	-0.750	N/A	Sub Fin CLTV 90.01-95%	0.000		
80.01-85%	-0.375	-0.500	-0.750	-0.875	N/A	Asset Based Income LTV <=75%	-0.250		
85.01-90%	-0.500	-0.625	-0.875	N/A	N/A	Asset Based Income LTV >75%	-0.500	1	
90.01-95%	-0.500	-0.875	N/A	N/A	N/A			1	

90.01-95%	-0.500	-0.875	N/A	N/A	N/A							
Jumbo Fix		am Adius	tments:			•		LTV				
	•		FICO	<=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 Score	Adjusters:		620-639	-2.000	-2.500	-3.000	-3.500	N/A	N/A	N/A	N/A	N/A
	•		640-659	-0.250	-0.375	-0.500	-0.625	N/A	N/A	N/A	N/A	N/A
			660-679	0.125	-0.125	-0.250	-0.375	-0.625	-1.250	-1.500	N/A	N/A
			680-699	0.125	0.125	0.000	-0.375	-0.500	-0.750	-1.125	-1.250	N/A
			700-719	0.250	0.125	0.125	-0.125	-0.500	-0.750	-0.750	-1.000	-4.000
			720+	0.375	0.250	0.125	-0.125	-0.250	-0.750	-0.750	-0.750	-1.000
Loan Amou	nts		<660	-0.625	-0.625	-0.875	-1.250	N/A	N/A	N/A	N/A	N/A
\$700,001 - \$	\$1,000,000		660-719	-0.500	-0.500	-0.625	-0.625	-0.750	-1.000	N/A	N/A	N/A
			>=720	-0.375	-0.375	-0.500	-0.500	-0.625	-0.750	N/A	N/A	N/A
Loan Amou	nts		680-719	-0.625	-0.625	-0.750	-0.750	-1.125	N/A	N/A	N/A	N/A
\$1,000,001	- \$2,000,00	00	>=720	-0.500	-0.500	-0.625	-0.625	-0.875	N/A	N/A	N/A	N/A
Second Hor	ne		660-719	-0.125	-0.125	-0.250	-0.250	-0.375	-0.750	-1.125	N/A	N/A
			>=720	0.000	0.000	-0.125	-0.125	-0.250	-0.375	-0.750	N/A	N/A
2-Units			<660	-0.625	-0.625	-0.750	-0.875	N/A	N/A	N/A	N/A	N/A
			660-719	-0.250	-0.250	-0.250	-0.375	-0.500	-0.500	N/A	N/A	N/A
			>=720	-0.125	-0.125	-0.125	-0.250	-0.250	-0.375	-0.750	-1.000	-1.250
3-4 Units			660-719	-0.750	-0.875	-1.000	-1.125	-1.375	-1.750	N/A	N/A	N/A
			>=720	-0.250	-0.375	-0.500	-0.625	-0.750	-1.125	N/A	N/A	N/A
Condo			<660	-0.750	-0.750	-0.875	-0.875	N/A	N/A	N/A	N/A	N/A
Low and Hi-	Rise		660-719	-0.250	-0.250	-0.375	-0.500	-0.750	-0.875	N/A	N/A	N/A
			>=720	-0.125	-0.125	-0.250	-0.375	-0.625	-0.625	-0.750	-0.750	-0.875
Cash-Out R	efinance		<660	-4.000	-4.000	-4.000	-4.000	N/A	N/A	N/A	N/A	N/A
			660-719	-0.125	-0.125	-0.250	-0.375	-0.500	-0.625	N/A	N/A	N/A
			>=720	-0.125	-0.125	-0.250	-0.250	-0.375	-0.500	N/A	N/A	N/A
Interest-Onl	у		<660	-0.250	-0.250	-0.375	-0.375	N/A	N/A	N/A	N/A	N/A
			660-719	-0.125	-0.125	-0.125	-0.250	-0.250	-0.250	N/A	N/A	N/A
			>=720	0.000	0.000	-0.125	-0.250	-0.250	-0.250	-0.375	-0.375	-0.375
Subordinate	Financing		<660	-0.375	-0.375	-0.375	-0.500	N/A	N/A	N/A	N/A	N/A
CLTV <=80	%		660-719	-0.375	-0.375	-0.375	-0.375	-0.375	-0.375	N/A	N/A	N/A
			>=720	-0.250	-0.250	-0.375	-0.375	-0.375	-0.375	N/A	N/A	N/A
Subordinate			660-719	-1.000	-1.125	-1.500	-1.625	-1.750	-2.000	-2.250	N/A	N/A
CLTV 80.01	-90%		>=720	-0.625	-0.750	-0.875	-1.000	-1.125	-1.250	-1.500	-4.000	N/A
Asset Base	d Stated LT	V <=75%	All	-0.250	-0.250	-0.250	-0.250	-0.250	N/A	N/A	N/A	N/A
Asset Base	d Stated L	TV >75%	All	N/A	N/A	N/A	N/A	N/A	-0.500	-0.500	-0.500	-0.500
Escro	w waiver, s	separate fe	e of .25 cha	rged, conta	ct underwrit	er for details	s. Excludes	CA, IL, MN	, OR, WI a	nd conformin	g products	in NY

Escrow waiver, separate fee of .25 charged, contact underwriter for details. Excludes CA, IL, MN, OR, WI and conforming products in NY Loans closing in the name of "Flagstar Bank" subtract .05 from price (see page 1 adj. for applicable states)

Flagstar Bank will not fund nor purchase a High Cost Home Loan (as that term is defined in Sec. 32 of Reg. Z. or in applicable State or local predatory lending laws). Flagstar Bank is not privy to negotiations with individual borrowers. It is the responsibility of the broker/correspondent to discern the appropriateness of the loan program chosen with regard to the individual borrower's needs and circumstances. Please refer to our High

Pricing Effective 10:00 A.M. EST



Broker Price Indication Sheet (800) 945-7700 (800) 447-7181 05/15/08 5151 Corporate Drive (248) 312-LOAN Lock-Ins Main Office
 098
 Lock-Ins Fax
 (248) 312-LOCK
 Underwriting
 (80

 15 Day
 04/10/08
 30 Day
 04/25/08
 50 Day
 05

 30 Due In 15 Simultaneous Second Mortgage Rates (doc. #5551)
 Troy, Michigan 48098 Expiration Dates:

					ago 1 (atoo (acc #5551)						
					bove 101.00 Requires Prepay Option						
Max pre	•					d no prepay	penalty is 101.00 All Locks are 30 Days				
	Loai	n Amoun	ts \$100,000				Adjustments:				
Credit	•	<= 80% CLT\	/	80.0	1-85.00% C	LTV	10,15 or 20Y Fixed subtract 0.125% from rate				
Score	100.00	101.00	102.00	100.00	101.00	102.00	5 Year Fixed subtract 0.25% from rate				
740+	7.650%	8.025%	8.525%	7.850%	8.225%	8.725%	Loan Size > \$250,000 add 0.25% to rate				
700-739	7.800%	8.175%	8.675%	8.150%	8.525%	9.025%	Stand-Alone add 0.50% to rate				
680-699	8.100%	8.475%	8.975%	8.850%	9.225%	9.725%	Second Homes add 0.25% to rate				
660-679	8.750%	9.125%	9.625%	N/A	N/A	N/A	Condos add 0.50% to rate				
	Loa	an Amoui	nts \$50,000	0 - \$99,99	9		NY Properties subtract 0.25 from price				
Credit	•	<= 80% CLT\	/	80.0	1-85.00% C	LTV	Closing in FSB Name subtract 0.05 from price				
Score	100.00	101.00	102.00	100.00	101.00	102.00	Lock Fallout Meets Expectations add .05 to price				
740+	7.750%	8.125%	8.625%	7.900%	8.275%	8.775%	Lock Fallout Needs Improvement subtract .05 from price				
700-739	7.900%	8.275%	8.775%	8.200%	8.575%	9.075%					
680-699	8.300%	8.675%	9.175%	9.150%	9.525%	10.025%	Prepayment Penalty Not Allowed in States:				
660-679	8.900%	9.275%	9.775%	N/A	N/A	N/A	AK, CO, IA, ID, KS, MA, MD, ME, MN, NC,				
	Loa	an Amoui	nts \$25,000	- \$49,99	9		NJ, NM, NY, PA (loan size <=\$50K) PR, RI,				
Credit	•	<= 80% CLT\	/	80.0	1-85.00% C	LTV	SC, UT, VT, WV, WY, VI				
Score	100.00	101.00	102.00	100.00	101.00	102.00					
740+	8.500%	8.875%	9.375%	8.700%	9.075%	9.575%					
700-739	8.650%	9.025%	9.525%	8.900%	9.275%	9.775%					
680-699	9.100%	9.475%	9.975%	9.500%	9.875%	10.375%	Maximum Interest Rate: (by state)				
660-679	9.850%	10.225%	10.725%	N/A	N/A	N/A	Kansas = 12.00%				
	Loa	an Amoui	nts \$10,000	0 - \$24,99	99		Texas = less than 12.00%				
Credit	•	<= 80% CLT\	/	80.0	1-85.00% C	LTV	All Other States = 14.00%				
Score	100.00	101.00	102.00	100.00	101.00	102.00					
740+	8.900%	9.275%	9.775%	9.300%	9.675%	10.175%	Buyup to 103.00 @ 2:1 from 102.00				
700-739	9.150%	9.525%	10.025%	9.500%	9.875%	10.375%	Buydown to 97.75 @ 3:1 from 100.00				
680-699	9.700%	10.075%	10.575%	10.500%	10.875%	11.375%					
660-679	10.450%	10.825%	11.325%	N/A	N/A	N/A					

Construction Programs

	Conta	ct You	Accou	onstruc nt Exec			ing pai	rticipat	ion in	
			Bank's							
			nterim 9-					_		
FICO	Rate	Price	Margin		FICO	Rate	Price	Margin	SIVA - Add	0.50% to
740+	3.750	100.000	-1.50%	1	700-719	4.750	100.000	-0.50%	rate and m	argin
	4.750	100.250	-0.50%	30		5.750	100.250	0.50%		-
	5.750	100.500	0.50%	Day		6.750	100.500	1.50%	Life cap =	6.00%
720-739	4.250	100.000	-1.00%	Lock	660-699	5.250	100.000	0.00%	Floor Rate	= 4.00%
	5.250	100.250	0.00%	Period		6.250	100.250	1.00%	Index = Pr	ime Rate
	6.250	100.500	1.00%			7.250	100.500	2.00%	No periodi	caps
Con	forming (Constru	ction 4-N	onth (do	c #5718)	Ag	ency SI	hort-Ter	m A Mi	nus
30-Year	30 Day	15-Year	30 Day	In addition	, use	30-Year	10 Day		15-Year	10 Day
5.500	98.244	4.875	98.151	applicable	conf.	6.750	100.789	doc	6.500	100.604
5.625	99.098	5.000	98.591	Adjustmen	ts on page	6.875	100.909	#5710	6.625	100.741
5.750	99.680	5.125	99.294	1 of rate sl	neets	7.000	100.949		6.750	100.872
5.875	100.011	5.250	99.667			7.125	101.253	Max price	6.875	100.939
6.000	100.075	5.375	99.977	Constructi	on Rate =	7.250	101.738	101.00	7.000	101.384
6.125	100.831	5.500	100.066	Add 0.75%	to perm rate	In addition	n, use app	licable Con	forming Ad	justments
6.240	101.273	5.625	100.610				on pa	ge 2 of rate	sheets	
6.250	101.307	5.750	100.827	Max price	of 101.0		on Interest			
6.375	101.379	5.875	101.000			Add 0.75%	to permar	nent interes	t rate	
Confor	ming Cor	nstructio	on 30 Yea	r Fixed	(doc #5718)	Hor	nestyle	Renova	ation (doc	#5719)
6-Month	30 Day	9-Month	30 Day	12-Month	30 Day	15-Year	10 Day	30 Day	50 Day	70 Day
5.625	98.244	5.750	98.244	5.875	98.244	4.625	98.122	98.115	98.108	97.901
5.750	99.098	5.875	99.098	6.000	99.098	4.750	98.582	98.568	98.554	98.341
5.875	99.680	6.000	99.680	6.125	99.680	4.875	99.306	99.285	99.265	99.044
6.000	100.011	6.125	100.011	6.250	100.011	5.000	99.699	99.672	99.644	99.417
6.125	100.075	6.250	100.075	6.375	100.075	5.125	100.030	99.995	99.961	99.727
6.250	100.831	6.375	100.831	6.500	100.831	5.250	100.140	100.098	100.057	99.816
6.365	101.273	6.490	101.273	6.615	101.273	5.375	100.704	100.656	100.608	100.360
6.375	101.307	6.500	101.307	6.625	101.307	5.500	100.941	100.886	100.831	100.577
6.500	101.379	6.625	101.379	6.750	101.379	5.625	101.135	101.073	101.012	100.750
6.625	101.438	6.750	101.438	6.875	101.438	30-Year	10 Day	30 Day	50 Day	70 Day
6.750	102.100	6.875	102.100	7.000	102.100	5.250	98.317	98.276	98.235	97.994
	on, use Confo					5.375	99.192	99.144	99.096	98.848
Confor	ming Cor	nstructio	on 15 Yea	ar Fixed		5.500	99.795	99.740	99.685	99.430
6-Month	30 Day	9-Month	30 Day	12-Month	30 Day	5.625	100.146	100.085	100.023	99.761
5.000	98.151	5.125	98.151	5.250	98.151	5.750	100.231	100.162	100.094	99.825
5.125	98.591	5.250	98.591	5.375	98.591	5.875	101.007	100.932	100.857	100.581
5.250	99.294	5.375	99.294	5.500	99.294	5.990	101.468	101.387	101.305	101.023
5.375	99.667	5.500	99.667	5.625	99.667	6.000	101.504	101.421	101.339	101.057
5.500	99.977	5.625	99.977	5.750	99.977	6.125	101.597	101.508	101.418	101.129
5.625	100.066	5.750	100.066	5.875	100.066					stments on
5.750	100.610	5.875	100.610	6.000	100.610		rate sheet		Max Premiu	STATE OF STREET, ST. SOME TOWNS AND
5.875	100.827	6.000	100.827	6.125	100.827			25% to RA		
6.000	101.000	6.125	101.000	6.250	101.000			e loans sub		
6.125	101.068	6.250	101.068	6.375	101.068	.068 Builder Pre-Sold (doc #5731)				
6.250	101.578	6.375	101.578	6.500	101.578	.578 Interest Rate = Prime Rate - 1.00% at 100.00				
6.375	101.747	6.500	101.747	6.625	101.747					
			etmente on n			Index - Dri			30 Day Lo	

In addition, use Conforming Adjustments on page 1 of rate sheets. Index = Prime Rate 30 Day Lock Period

All Construction: Lock Fallout Meets Expectations add .05 to price & Lock Fallout Needs Improvement subtract .05 from price RATES SUBJECT TO CHANGE AT ANY TIME WITHOUT NOTICE