· · · · · · · · · · · · · · · · · · ·				T.						
					_		Effective	10/20/2012		
		ALL LOAN LE	VEL PRICE A	DJUSTMENTS	ARE CUMULA	TIVE				
ADVERSE MARKET				(0.25%					
DELIVERY CHARGE							1			
Applicable to ALL mortgages de	elivered to Fa	annie Mae, incl	uding FHA, and	d Guranteed Ru	ral Housing		Fannie Mae 10			
							UG 8/13/2012			
							Radian 10/22/	2012 effective		
				TV Range 9/20						
CREDIT SCORE				ages with greater than 15 year terms and fo						
	<=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%		
LLPA requirement based on Representative Credit Score										
Credit Score >=740	-0.250%	0.000%	0.000%	0.250%	0.250%	0.250%	0.250%	0.250%		
Credit Score 720-739	-0.250%	0.000%	0.250%	0.500%		0.500%				
Credit Score 700-719	-0.250%	0.500%	0.750%	1.000%		1.000%		1.000%		
Credit Score 680-699	0.000%	0.500%	1.250%	1.750%	1.500%	1.250%	1.250%	1.000%		
Credit Score 660-679	0.000%	1.000%	2.000%	2.500%	2.750%	2.250%	2.250%	1.750%		
Credit Score 640-659	0.500%	1.250%	2.500%	3.000%	3.250%	2.750%	2.750%	2.250%		
Credit Score 620-639	0.500%	1.500%	3.000%	3.000%		3.250%		3.000%		
					Loans with Credit Scores < 620 are INELIGIBLE.					
					Eligibility determined by Investor and individual PMI					
i					Eliqibility aet	,, , , , , , , , , , , , , , , , , , ,	Color and mu	viduai i ivii		
					Company gui	delines; Eligib	ility based on l	Market,		
*Credit Score LLPA's do not ap	ply to Afforda	able Housing P	rograms: MCM	or Guaranteed	Company gui Property type	delines; Eligib , Credit Score		Market,		
*Credit Score LLPA's do not ap	ply to Afforda	able Housing P	rograms: MCM	or Guaranteed	Company gui Property type	delines; Eligib , Credit Score	ility based on l	Market,		
·					Company gui Property type Rural Housing	delines; Eligib , Credit Score	ility based on l	Market, Reserves.		
·					Company gui Property type Rural Housing	delines; Eligib , Credit Score	ility based on l s, LTV, DTI & R	Market, Reserves.		
PRODUCT DESCRIPTION				75.01-80.00%	Company gui- Property type Rural Housing 80.01-85.00%	delines; Eligib , Credit Score	ility based on l s, LTV, DTI & R 90.01-95.00%	Market, leserves. 95.01-97.00% 0.500%		
PRODUCT DESCRIPTION HIGH LTV	<=60.00%	60.01-70.00%	70.01-75.00%	75.01-80.00%	Company gui- Property type Rural Housing 80.01-85.00%	delines; Eligib , Credit Score 85.01-90.00%	ility based on l s, LTV, DTI & R 90.01-95.00%	Market, leserves. 95.01-97.00%		
PRODUCT DESCRIPTION HIGH LTV ARM	<= 60.00% 0.000%	60.01-70.00%	70.01-75.00% 0.000%	75.01-80.00% 0.000%	Company gui- Property type Rural Housing 80.01-85.00% 0.000% N/A	delines; Eligib , Credit Score 85.01-90.00%	ility based on les, LTV, DTI & R 90.01-95.00% 0.250% N/A	95.01-97.00% 0.500% 0.250%		
PRODUCT DESCRIPTION HIGH LTV ARM Condominium	<= 60.00% 0.000% 0.000%	0.000% 0.000%	70.01-75.00% 0.000% 0.000%	75.01-80.00% 0.000% 0.750%	Company gui- Property type Rural Housing 80.01-85.00% 0.000% N/A 0.000%	85.01-90.00% 0.000%	90.01-95.00% 0.250% N/A 0.000%	95.01-97.00% 0.500% 0.250%		
PRODUCT DESCRIPTION HIGH LTV ARM Condominium Detached PUD's	<= 60.00% 0.000% 0.000% 0.000%	0.000% 0.000% 0.000%	70.01-75.00% 0.000% 0.000% 0.000%	75.01-80.00% 0.000% 0.750% 0.000%	Company gui- Property type Rural Housing 80.01-85.00% 0.000% N/A 0.000% 0.000%	85.01-90.00% 0.000% N/A 0.000%	90.01-95.00% 0.250% N/A 0.000%	95.01-97.00% 0.500% 0.250% N/A		
PRODUCT DESCRIPTION HIGH LTV ARM Condominium Detached PUD's Second Homes	<= 60.00% 0.000% 0.000% 0.000% 0.000%	0.000% 0.000% 0.000% 0.000% 0.000%	70.01-75.00% 0.000% 0.000% 0.000% 0.000%	75.01-80.00% 0.000% 0.750% 0.000% 0.000%	Company gui- Property type Rural Housing 80.01-85.00% 0.000% N/A 0.000% 0.000% 3.750%	85.01-90.00% 0.000% N/A 0.000%	90.01-95.00% 0.250% N/A N/A	95.01-97.00% 0.500% 0.250% N/A 0.000%		
PRODUCT DESCRIPTION HIGH LTV ARM Condominium Detached PUD's Second Homes Investment Property***	<= 60.00% 0.000% 0.000% 0.000% 0.000% 1.750%	0.000% 0.000% 0.000% 0.000% 0.000% 1.750%	70.01-75.00% 0.000% 0.000% 0.000% 0.000% 1.750%	75.01-80.00% 0.000% 0.750% 0.000% 0.000% 3.000%	Company gui- Property type Rural Housing 80.01-85.00% 0.000% N/A 0.000% 0.000% 3.750%	85.01-90.00% 0.000% N/A 0.000% N/A	90.01-95.00% 0.250% N/A 0.000% N/A N/A	95.01-97.00% 0.500% 0.250% N/A 0.000% N/A N/A		
PRODUCT DESCRIPTION HIGH LTV ARM Condominium Detached PUD's Second Homes Investment Property*** 2-Unit Property (Owner Occ)	<= 60.00% 0.000% 0.000% 0.000% 1.750% 1.000%	0.000% 0.000% 0.000% 0.000% 0.000% 1.750% 1.000%	70.01-75.00% 0.000% 0.000% 0.000% 0.000% 1.750% 1.000%	75.01-80.00% 0.000% 0.750% 0.000% 0.000% 3.000% 1.000%	Company gui- Property type Rural Housing 80.01-85.00% 0.000% N/A 0.000% 0.000% 3.750% 1.000%	85.01-90.00% 0.000% N/A 0.000% N/A 0.000% N/A N/A N/A	90.01-95.00% 0.250% N/A 0.000% N/A N/A N/A N/A	95.01-97.00% 0.500% 0.250% N/A 0.000% N/A N/A N/A		
PRODUCT DESCRIPTION HIGH LTV ARM Condominium Detached PUD's Second Homes Investment Property*** 2-Unit Property (Owner Occ) 2-Unit Property	<=60.00% 0.000% 0.000% 0.000% 1.750% 1.000% 1.000%	0.000% 0.000% 0.000% 0.000% 0.000% 1.750% 1.000%	70.01-75.00% 0.000% 0.000% 0.000% 0.000% 1.750% 1.000%	75.01-80.00% 0.000% 0.750% 0.000% 0.000% 3.000% 1.000% N/A N/A	Company gui- Property type Rural Housing 80.01-85.00% 0.000% N/A 0.000% 0.000% 1.000% N/A N/A N/A	85.01-90.00% 0.000% N/A 0.000% N/A 0.000% N/A N/A N/A N/A	90.01-95.00% 0.250% N/A 0.000% N/A N/A N/A N/A N/A N/A N/A	95.01-97.00% 0.500% 0.250% N/A 0.000% N/A N/A N/A N/A N/A N/A N/A		
PRODUCT DESCRIPTION HIGH LTV ARM Condominium Detached PUD's Second Homes Investment Property*** 2-Unit Property (Owner Occ) 2-Unit Property 3-4 Unit Property	<=60.00% 0.000% 0.000% 0.000% 1.750% 1.000% 1.000%	0.000% 0.000% 0.000% 0.000% 0.000% 1.750% 1.000% 1.000%	70.01-75.00% 0.000% 0.000% 0.000% 0.000% 1.750% 1.000% 1.000%	75.01-80.00% 0.000% 0.750% 0.000% 0.000% 3.000% 1.000% N/A N/A	Company gui- Property type Rural Housing 80.01-85.00% 0.000% N/A 0.000% 0.000% 1.000% N/A N/A N/A	85.01-90.00% 0.000% N/A 0.000% N/A N/A N/A N/A N/A N/A	90.01-95.00% 0.250% N/A 0.000% N/A N/A N/A N/A N/A N/A N/A	Market, Reserves. 95.01-97.00% 0.500% 0.250% N/A 0.000% N/A N/A N/A N/A		
PRODUCT DESCRIPTION HIGH LTV ARM Condominium Detached PUD's Second Homes Investment Property*** 2-Unit Property (Owner Occ) 2-Unit Property 3-4 Unit Property	<=60.00% 0.000% 0.000% 0.000% 1.750% 1.000% 1.000%	0.000% 0.000% 0.000% 0.000% 0.000% 1.750% 1.000% 1.000% 0.500%	70.01-75.00% 0.000% 0.000% 0.000% 1.750% 1.000% 1.000% 0.500%	75.01-80.00% 0.000% 0.750% 0.000% 3.000% 1.000% N/A N/A 0.500%	Company gui- Property type Rural Housing 80.01-85.00% 0.000% N/A 0.000% 3.750% 1.000% N/A N/A N/A 0.500%	85.01-90.00% 0.000% N/A 0.000% N/A N/A N/A N/A N/A N/A	90.01-95.00% 0.250% N/A 0.000% N/A N/A N/A N/A N/A N/A N/A	95.01-97.00% 0.500% 0.250% N/A 0.000% N/A N/A N/A N/A N/A N/A N/A		
PRODUCT DESCRIPTION HIGH LTV ARM Condominium Detached PUD's Second Homes Investment Property*** 2-Unit Property (Owner Occ) 2-Unit Property 3-4 Unit Property Manufactured Home	<=60.00% 0.000% 0.000% 0.000% 1.750% 1.000% 1.000% 0.500%	0.000% 0.000% 0.000% 0.000% 0.000% 1.750% 1.000% 1.000% 0.500%	70.01-75.00% 0.000% 0.000% 0.000% 1.750% 1.000% 1.000% 0.500%	75.01-80.00% 0.000% 0.750% 0.000% 3.000% 1.000% N/A N/A 0.500%	Company gui- Property type Rural Housing 80.01-85.00% 0.000% N/A 0.000% 0.000% 1.000% N/A N/A N/A 0.500% equirements	85.01-90.00% 0.000% N/A 0.000% N/A N/A N/A N/A N/A N/A	90.01-95.00% 0.250% N/A 0.000% N/A N/A N/A N/A N/A N/A N/A	95.01-97.00% 0.500% 0.250% N/A 0.000% N/A N/A N/A N/A N/A N/A		
PRODUCT DESCRIPTION HIGH LTV ARM Condominium Detached PUD's Second Homes Investment Property*** 2-Unit Property (Owner Occ) 2-Unit Property Manufactured Home Conventional 2012 Conforming	<=60.00% 0.000% 0.000% 0.000% 1.750% 1.000% 1.000% 0.500% Loan Limits:	0.000% 0.000% 0.000% 0.000% 1.750% 1.000% 1.000% 0.500%	70.01-75.00% 0.000% 0.000% 0.000% 1.750% 1.000% 1.000% 0.500%	75.01-80.00% 0.000% 0.750% 0.000% 0.000% 3.000% 1.000% N/A N/A N/A 0.500% ct/Property R 350 (3) \$645,30	Company gui- Property type Rural Housing 80.01-85.00% 0.000% N/A 0.000% 0.000% 1.000% N/A N/A N/A 0.500% equirements	85.01-90.00% 0.000% N/A 0.000% N/A N/A N/A N/A N/A N/A	90.01-95.00% 0.250% N/A 0.000% N/A N/A N/A N/A N/A N/A N/A	95.01-97.00% 0.500% 0.250% N/A 0.000% N/A N/A N/A N/A N/A N/A		
PRODUCT DESCRIPTION HIGH LTV ARM Condominium Detached PUD's Second Homes Investment Property*** 2-Unit Property (Owner Occ) 2-Unit Property Manufactured Home Conventional 2012 Conforming LTV's above 80%	<=60.00% 0.000% 0.000% 0.000% 1.750% 1.000% 1.000% 0.500% Loan Limits: Above 80%	0.000% 0.000% 0.000% 0.000% 1.750% 1.000% 1.000% 0.500% IMPORT	70.01-75.00% 0.000% 0.000% 0.000% 1.750% 1.000% 1.000% 0.500% TANT Product 7,000 (2) \$533,8	75.01-80.00% 0.000% 0.750% 0.000% 0.000% 3.000% 1.000% N/A N/A 0.500% ct/Property R 350 (3) \$645,300 ements apply	Company gui- Property type Rural Housing 80.01-85.00% 0.000% N/A 0.000% 3.750% 1.000% N/A N/A 0.500% equirements 0 (4) \$801,950	85.01-90.00% 0.000% N/A 0.000% N/A N/A N/A N/A N/A N/A N/A N/	90.01-95.00% 0.250% N/A 0.000% N/A N/A N/A N/A N/A N/A N/A	95.01-97.00% 0.500% 0.250% N/A 0.000% N/A N/A N/A N/A N/A N/A		
PRODUCT DESCRIPTION HIGH LTV ARM Condominium Detached PUD's Second Homes Investment Property*** 2-Unit Property (Owner Occ) 2-Unit Property 3-4 Unit Property Manufactured Home Conventional 2012 Conforming LTV's above 80% HIGH LTV 97%	<=60.00% 0.000% 0.000% 0.000% 1.750% 1.000% 1.000% 0.500% Loan Limits: Above 80% Purchase/L0	0.000% 0.000% 0.000% 0.000% 1.750% 1.000% 1.	70.01-75.00% 0.000% 0.000% 0.000% 1.750% 1.000% 1.000% 0.500% TANT Product 7,000 (2) \$533,8 igibility requirectipal Residence	75.01-80.00% 0.000% 0.750% 0.000% 3.000% 1.000% N/A N/A N/A 0.500% ct/Property R 350 (3) \$645,30 ements apply e, requires 3% f	Company gui- Property type Rural Housing 80.01-85.00% 0.000% N/A 0.000% 3.750% 1.000% N/A N/A N/A 0.500% equirements 0 (4) \$801,950	85.01-90.00% 0.000% N/A 0.000% N/A N/A N/A N/A N/A N/A O.500% Own Funds	90.01-95.00% 0.250% N/A 0.000% N/A N/A N/A N/A N/A N/A N/A O.500%	Market, Reserves. 95.01-97.00% 0.500% 0.250% N/A 0.000% N/A N/A N/A N/A N/A		
PRODUCT DESCRIPTION HIGH LTV ARM Condominium Detached PUD's Second Homes Investment Property*** 2-Unit Property (Owner Occ) 2-Unit Property Manufactured Home Conventional 2012 Conforming LTV's above 80% HIGH LTV 97% Rural Properties + 5 acres	<=60.00% 0.000% 0.000% 0.000% 1.750% 1.000% 1.000% 0.500% Loan Limits: Above 80% Purchase/L0 Properties w	0.000% 0.000% 0.000% 0.000% 1.750% 1.000% 1.	70.01-75.00% 0.000% 0.000% 0.000% 1.750% 1.000% 1.000% 0.500%	75.01-80.00% 0.000% 0.750% 0.000% 3.000% 1.000% N/A N/A N/A 0.500% ct/Property R 350 (3) \$645,30 ements apply e, requires 3% f	Company gui- Property type Rural Housing 80.01-85.00% 0.000% N/A 0.000% 0.000% 1.000% N/A N/A 0.500% equirements 0 (4) \$801,950 rom Borrower's individual PMI	85.01-90.00% 0.000% N/A 0.000% N/A N/A N/A N/A N/A N/A O.500% Own Funds Eligibility applie	90.01-95.00% 0.250% N/A 0.000% N/A N/A N/A N/A N/A N/A S/A O.500%	Market, Reserves. 95.01-97.00% 0.500% 0.250% N/A 0.000% N/A N/A N/A N/A N/A		

Second Homes & Investment	Borrowers who own 5-10 financed properties are subject to additional eligibility requirements.									
Second Homes		Above 80% LTV PMI Eligibility requirements apply; Purchases and Rate/Term Refinances only:								
	Property must be located in a recreational area, suitable for year-around occupancy, must be a									
	reasonable distance from primary residence, borrower must have exclusive control of the property, and NOT subject									
	to any rental pools or agreements requiring the borrower to rent the property.									
	6 months reserves required for all properties owned.									
	Single Family	detached/att	ached propertie	ned properties only; 90% LTV max						
Investment Property (1 Unit)	Purchase - 85% LTV Maximum, LCOR - 75% LTV Maximum, CO - 75% LTV Maximum									
	Above 80% LTV Purchases and Rate/Term Refinances only (A & B Markets Only):									
	1 Unit, Detached only, 680 minimum CS; No Gifts allowed, 6 months' reserves required									
	and NO rental	income may	be used for qu	alifying.						
Investment Property (2-4 Unit)					num, CO - 70%	LTV Maximum				
Manufactured Home	620 min CS up	o to 95% LT\	/ (Principal) or s	90% LTV (Seco	nd Home)					
CASH-OUT REFINANCE	Applicable for all mortgages									
	<=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%			
Credit Score>=740	0.000%	0.250%	0.250%	0.500%	0.625%					
Credit Score 720-739	0.000%	0.625%	0.625%	0.750%	1.500%					
Credit Score 700-719	0.000%	0.625%	0.625%	0.750%	1.500%					
Credit Score 680-699	0.000%	0.750%	0.750%	1.375%	2.500%		N/A			
Credit Score 660-679	0.250%	0.750%	0.750%	1.500%	2.500%					
Credit Score 640-659	0.250%	1.250%	1.250%	2.250%	3.000%					
Credit Score 620-639	0.250%	1.250%	1.250%	2.750%	3.000%					
Cash-Out Refinance: Principa	I SFR - 85% LT	V/85% CLT\	/, Principal 2-4	Unit & Second	Home - 75% LT	V/75% CLTV,				
Investment 1 Unit - 75% LT	V/75% CLTV, 2	?-4 Unit - 70%	6 LTV/70% CL1	ΓV, Manufacture	ed Home (20 yr	term maximum	n) - 65% LTV/65	% CLTV		
Additional restrictions apply to	homes owned I	ess than 6 m	nonths (Not elig	ible for CO); ho	mes listed for s	ale within past	6 months (70%	or max)		
If the borrower has been on titl	e for at least 6 i	months but c	annot demonst	rate an accepta	ble continuity o	f obligation, the	e loan is conside	ered a CO		
and the LTV ratios are limited t										
Loans above 80% Properties	s owned <12 mg	onths: LTV is	based on the l	esser of the Ori	ginal PP +docu	mented costs of	of improvements	or current AV		
Properties listed for sale in the	last 12 months	are ineligible	e for cashout.							
Mortgages with Subordinate	If the subordina	<mark>te financing is</mark>	a Community Se	econds loan, thes	e LLPA's do NOT	apply and the le	<mark>ender must use S</mark>	FC 118.		
Financing										
			Credit Score							
LTV Range	CLTV Range		<720	>=720	MI Changes: B	urchase transc	actions with Sim	2nde may not		
<=65.00%	80.01% - 95.0	0%	0.500%	0.250%			rchase transactions with Sim 2nds may no ate/Term Refi's: New Sim 2nds is ineligible			
65.01% - 75.00%	80.01% - 95.0	0%	0.750%	0.500%						
75.01% - 95.00% (80% max)	90.01% - 95.0	0%	1.000%	0.750%			rdinate 2nds may be re-subordinated. The ever exceed the max LTV for the transacti			
75.01% - 90.00% (80% max)	76.01% - 90.0	0%	1.000%	0.750%	· ·					
<=95.00%	95.01% - 97.0	0%	1.50	00%			dinate financing			
May have 80% LTV max due	to MI Changes				 MI. Any existing 2nd must be paid from the borrower's of funds or from the loan proceeds. 			orrower's own		
					lunas or from t	ne ioan procee	us.			
	1			1			T			

Refi Plus Pricing Matrix - Fannie Mae 12/20/2011								
	(Non-HARP Mortgages)							
	Adverse Market Delivery Charge .25%; All LLPA's are cumulative; For Refi + Mortgages							
CUMULATIVE LLPA and	if the sum of all LLPA's plus the AMDC exceeds 2.00%, the max charged will be 2.00%							
AMDC Cap	(HARP Mortgages) Principal Residences with LTV's > 80%, Terms > 20 yr 0.75% max; Terms <=20 yr 0.00%							
CREDIT SCORE (Refi Plus)	Applicable for all mortgages with greater than 15 year terms							
, ,	<=60.00%	60.01-70.00%						above 95.01%
LLPA requirement based on								
Representative Credit Score								
Credit Score >=740	-0.250%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
Credit Score 720-739	-0.250%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
Credit Score 700-719	-0.250%	0.500%	0.500%	0.500%	0.500%	0.500%	0.500%	0.500%
Credit Score 680-699	0.000%	0.500%	0.750%	0.750%	0.750%	0.750%	0.750%	0.500%
Credit Score 660-679	0.000%	1.000%	1.500%	1.750%	1.750%			1.250%
Credit Score 640-659	0.500%	1.250%	2.000%	2.250%	2.250%	2.250%	2.250%	1.750%
Credit Score 620-639	0.500%	1.500%	2.500%	2.750%	2.750%	2.750%	2.750%	2.500%
Credit Score < 620	0.500%	1.500%	3.000%	3.000%	Not Eligib	ole to Obtain P	rivate Mortgag	ge Insurance
PRODUCT DESCRIPTION	<=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%	HIGH LTV
HIGH LTV 95.01-97.00%								0.500%
HIGH LTV 97.01-100.00%								1.000%
ARM	0.000%	0.000%	0.000%	0.000%				
Condominium (Terms +15)	0.000%	0.000%	0.000%	0.750%				0.750%
Investment Property	1.750%	1.750%	1.750%	3.000%		· ·	N/A	N/A
2-Unit Property	1.000%	1.000%	1.000%	1.000%	1.000%		N/A	N/A
3-4 Unit Property	1.000%	1.000%	1.000%	1.000%	N/A	N/A	N/A	N/A
Manufactured Home	0.500%	0.500%	0.500%	0.500%	0.500%	0.500%	0.500%	N/A
Mortgages with Subordinate	If the subord	inata financina ia	a Community So	sonda loon, thos	a LL DA'a da NOT	Capply and the la	nder must use C	EC 110
Financing	ii tile subolu	inate infancing is	a Community Se	conus idan, ines	e LLFA's do NO	г арріу апи ше в	ender must use s	FC 110.
1 maneing			Credit Score	Credit Score				
LTV Range	CLTV Rang	1 e	<720	>=720	MI Changes: F	urchase transa	ctions with Sim	2nds may not be
65.01% - 75.00%	90.01% - 95		0.500%		MI Changes: Purchase transactions with Sim 2nds may not book eligble for MI. Rate/Term Refi's: New Sim 2nds is ineligible for			
75.01% - 95.00% (80% max)	90.01% - 95.00% 0.50			<u> </u>				
75.01% - 90.00% (80% max)	76.01% - 90.00% 0.250%				0.000% CLTV ratio may never exceed the max LTV for the transaction			
Any		95%		00%				is Ineligible for
May have 80% LTV max due t	o MI Chang	jes.					paid from the b	_
					funds or from t	he loan procee	ds.	