

Market Commentary

The difference between 2- and 10- year Treasury yields narrowed to the least in almost two weeks after a report showed producer prices fell more than forecast in February.

Economic Calendar: Week of March 15, 2010

	March 15	March 16	March 17	March 18	March 19
	10-Yr Note & 30-Yr Bond Settle		Richard Fisher Speaks	Weekly Bill Settlement	
7:00 ET		ICSC-Goldman Store Sales (7:45)	MBA Purchase Applications	Elizabeth Duke Speaks	
8:00 ET	Empire State Mfg Survey (8:30)	Housing Starts (8:30) Redbook (8:55)	Producer Price Index (8:30)	Jobless Claims (8:30) Federal Reserve Bank Pres Speak Current Account (8:30)	
9:00 ET	Treasury Intl Capital Industrial Prod (9:15)			Leading Indicators Philadelphia Fed Survey	
10:00 ET			EIA Petroleum Status Rep (10:30)	EIA Natural Gas Report (10:30)	
11:00 ET	4-Wk Bill Annc 3 & 6-Mo Bill Auction (11:30) Housing Mkt Index	4-Wk Bill Auction (11:30)		3 & 6-Mo Bill Annc 2, 5 & 7-Yr Note Annc Elizabeth Duke Speaks	
1:00 ET		FOMC Meeting Announcement			
2:00 ET				Fed Balance Sheet (4:30)	
4:00 ET				Money Supply (4:30)	

Market Indicators

1 Yr LIBOR Index	0.872%
10 yr Treasury Note	3.640%
CMT	0.400%
FNMA 4.5 Apr	101.047
FNMA 30 yr Rate	4.704%

Average Prime Offer Rates (Fixed)
<http://www.ffiec.gov/ratespread/YieldTableFixed.CSV>

Average Prime Offer Rates (ARMs)
<http://www.ffiec.gov/ratespread/YieldTableAdjustable.CSV>

GFE Reminders

"Our origination charge" (Block 1)	Lender Fees: \$895.00 Broker Origination Fees
"Your credit or charge" (Block 2)	Base Price + Loan Level Price Adjustments
"Required services that we select" (Block 3)	Flood Cert: \$10.00 Tax Service (conv only): \$80.00

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at www.reunionwholesale.com

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Lock Desk Information

- Lock Desk hours are 8:30 am - 4:00 pm PT. All requests must be submitted by 4:00 pm PT
- Lock online with Reunion Direct at www.reunionwholesale.com
- Extension and Re-Lock Requests: lockdesk@reunionmortgage.com

Lock Information

Lock Terms	Price	Expiration	Lock Extensions	Price
20-days (Purchase & Refi)	-	April 5, 2010	2-days	0.100
25-days (Purchase & Refi)	0.075	April 12, 2010	5-days	0.150
30-days (Purchase & Refi)	0.150	April 15, 2010	10-days	0.200
35-days (Purchase only)	0.225	April 20, 2010	15-days	0.300
40-days (Purchase only)	0.300	April 26, 2010		
45-days (Purchase only)	0.375	April 30, 2010		
Advance Lock Delivery Expiration:		March 27, 2010		

Partner Benefits Adjustments

Preferred Partners:	0.125 improvement in price (applied at the time of lock)
Future Partners:	0.125 increase in cost (applied at the time of lock)

Complete File Turn Times

Purchase	4 days
Refi	7 days
Conditions	2 days
Docs	24 hours
Quality Control	72 hours
Funding	48 hours

Preferred Partner files are always first in Underwriting and Condition review.

Branch Contact Information

Submissions
newloan@reunionmortgage.com
 866.923.3327 Fax

Conditions
milpitasuw@reunionmortgage.com
 408.941.8322 Fax

Closing
milpitasclosing@reunionmortgage.com
 408.941.8321 Fax

- Turn times are based on business days.
- Underwriting turn times begin upon the receipt of a complete file with an acceptable GFE before 3:00 PM.

Questions? Call your Account Executive or local branch at 408.941.8333

Conforming ARM Programs

7/1L		5/1L		3/1L	
4.500	-2.413	4.000	-2.044	4.250	-1.323
4.375	-2.115	3.875	-1.767	4.125	-1.129
4.250	-1.811	3.750	-1.431	4.000	-0.907
4.125	-1.468	3.625	-0.966	3.875	-0.728
4.000	-1.049	3.500	-0.668	3.750	-0.583
3.875	-0.700	3.375	-0.233	3.625	-0.324
3.750	-0.275				
C71L		C51L		C31L	

ARM Information		
Product	Margin	Caps
C71L	2.250	5/2/5
C51L	2.250	5/2/5
C31L	2.250	2/2/6
CJ51L	2.250	5/2/5
See Index Values on pg.1		

5/1L High Balance

4.125	-1.327
4.000	-1.049
3.875	-0.772
3.750	-0.436
3.625	-0.006
3.500	0.327

CJ51L

- All base pricing assumes a 20-day lock
- Maximum credit after adjustments is -3.000

Conforming ARM Price Adjustments	LTV ≤ 60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90	90.01-95
Loan Amount ≤ \$99,999	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250
FICO Adjustments								
FICO Score ≥ 740	-0.250	0.000	0.000	0.000	0.000	0.000	0.000	0.250
FICO Score 720 - 739	-0.250	0.000	0.000	0.000	0.250	0.000	0.000	0.250
FICO Score 700 - 719	-0.250	0.500	0.500	0.500	0.750	0.500	0.500	0.750
FICO Score 680 - 699	0.000	0.500	0.500	1.000	1.500	1.000	0.750	1.000
FICO Score 660 - 679	0.000	1.000	1.000	2.000	2.500	N/A	N/A	N/A
FICO Score 640 - 659	0.500	1.250	1.250	2.500	3.000	N/A	N/A	N/A
FICO Score 620 - 639	0.500	1.500	1.500	3.000	3.000	N/A	N/A	N/A
Cash-Out Refinance								
FICO Score ≥ 740	0.000	0.250	0.250	0.250	0.500	N/A	N/A	N/A
FICO Score 700 - 739	0.000	0.625	0.625	0.625	0.750	N/A	N/A	N/A
FICO Score 680 - 699	0.000	0.750	0.750	0.750	1.375	N/A	N/A	N/A
FICO Score 660 - 679	0.250	0.750	0.750	0.750	N/A	N/A	N/A	N/A
FICO Score 620 - 659	0.250	1.250	1.250	1.250	N/A	N/A	N/A	N/A
Non-Owner	1.750	1.750	1.750	1.750	3.000	N/A	N/A	N/A
2 Units	1.000	1.000	1.000	1.000	1.000	N/A	N/A	N/A
3-4 Units	1.000	1.000	1.000	1.000	N/A	N/A	N/A	N/A
Condo	0.000	0.000	0.000	0.000	0.750	0.750	0.750	0.750
Subordinate Financing								
CLTV 75.01 - 90% (FICO <720)	0.000	0.000	0.000	0.000	0.250	0.250	0.250	N/A
CLTV 90.01 - 95% (FICO ≥ 720)	0.000	0.000	0.250	0.250	0.250	0.250	0.250	0.250
CLTV 90.01 - 95% (FICO < 720)	0.000	0.000	0.500	0.500	0.500	0.500	0.500	0.500
Escrow Waiver	0.250	0.250	0.250	0.250	0.250	0.250	0.250	N/A
CJ51L Adjustments (Cumulative with Agency Adj)								
Cash-Out Refinance	1.000	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Jumbo Fixed & ARM Programs

30 Yr		5/1L	
6.375	-0.986	5.500	-1.105
6.250	-0.829	5.375	-0.949
6.125	-0.673	5.250	-0.793
6.000	-0.517	5.125	-0.637
5.875	-0.282	5.000	-0.480
5.750	-0.048	4.875	-0.262
5.625	0.249	4.750	-0.043
5.500	0.546	4.625	0.207
J30		J51L	

ARM Information		
Product	Margin	Caps
J51L	2.250	5/2/5
See Index Values on pg.1		

Jumbo Fixed & ARM Price Adjustments	LTV ≤ 60	60.01-65	65.01-70	70.01-75	75.01-80
Loan Amount ≤ \$649,999	0.000	0.000	0.000	0.000	0.250
Cash-Out Refinance	0.000	0.250	0.375	0.375	0.500
2 Units	0.500	0.500	0.500	0.500	0.500
3-4 Units	1.000	1.000	1.000	N/A	N/A
Condo	0.500	0.500	0.500	0.500	0.500
Escrow Waiver	0.250	0.250	0.250	0.250	0.250

- All base pricing assumes a 20-day lock
- Maximum credit after adjustments is -1.000
- Investor Approval required prior to locking

FHA Fixed & ARM Programs

GN I 30 Yr		GN II 30 Yr		30 Yr High Balance		GN I BuyDown*	
5.000	-2.509	5.250	-3.271	5.375	-2.856	5.375	-0.971
4.500	0.282	5.125	-2.690	5.250	-2.375	5.250	-0.771
		5.000	-2.325	5.125	-1.690	5.125	0.863
		4.875	-1.743	5.000	-1.509	5.000	1.107
		4.750	-1.116	4.875	-0.743	4.875	1.289
		4.625	-0.039	4.750	-0.116	4.750	1.637
		4.500	0.387	4.625	0.961		
		4.375	1.057	4.500	1.282		
F30		F30II		FJ30		F30BD21	

ARM Information		
Product	Margin	Caps
F31T	2.000	1/1/5
FJ31T	2.000	1/1/5
See Index Values on pg.1		

FHA Fixed & ARM State Adjusters								
State	F30	F30II	FJ30	F30BD21	F15	FJ15	F31T	FJ31T
CA	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
AZ	-0.050	-0.050	-0.050	-0.050	0.000	0.000	0.020	0.020
HI	-0.050	-0.050	-0.050	-0.050	-0.050	-0.050	-0.060	-0.060
ID	-0.180	-0.180	-0.180	-0.180	0.000	0.000	-0.060	-0.060
MT	-0.180	-0.180	-0.180	-0.180	-0.050	-0.050	-0.100	-0.150
NV	0.090	0.090	0.090	0.090	0.000	0.000	-0.020	-0.020
OR	-0.180	-0.180	-0.180	-0.180	-0.100	-0.100	-0.020	-0.020
UT	-0.130	-0.130	-0.130	-0.130	0.000	0.000	0.040	0.040

For additional State Adjusters, visit our website

FHA Lender ID: 16862-0000-5

GN I 15 Yr		15 Yr High Balance		3/1T		3/1T High Balance	
4.750	-3.127	5.000	-2.213	4.500	-2.205	4.500	-1.305
4.625	-2.480	4.875	-1.991	4.375	-1.883	4.375	-0.983
4.500	-2.604	4.750	-1.772	4.250	-1.964	4.250	-1.064
4.375	-1.674	4.625	-1.031	4.125	-1.696	4.125	-0.796
4.250	-1.243	4.500	-1.077	4.000	-1.623	4.000	-0.723
		4.375	-0.225	3.875	-1.286	3.875	-0.386
		4.250	0.206				
F15		FJ15		F31T		FJ31T	

FHA Fixed & ARM Price Adjustments	
Loan Amount Adjustments	
≤ \$49,999	1.000
\$50,000 to \$99,999	0.400
\$100,000 to \$149,999	0.100
\$150,000 to \$349,999	0.000
≥ \$350,000	0.100
FICO Adjustments	
FICO Score ≥ 720 (Not Applicable to FJ30, FJ15, FJ31T)	-0.125
FICO Score 660 - 719	0.000
FICO Score 640 - 659	0.250
Streamline Refinances	0.500

- All base pricing assumes a 20-day lock
- Maximum credit after adjustments is -3.000
- * Borrower paid buydown included in base price

VA Fixed Programs

VA I 30 Yr		VA II 30 Yr	
5.000	-1.853	5.250	-2.595
4.500	0.938	5.125	-2.033
		5.000	-1.669
		4.875	-1.087
		4.750	-0.460
		4.625	0.617
		4.500	1.044
		4.375	1.713
V30		V30II	

VA Fixed State Adjusters		
State	V30	V30II
CA	0.000	0.000
AZ	-0.050	-0.050
HI	-0.050	-0.050
ID	-0.180	-0.180
MT	-0.180	-0.180
NV	0.090	0.090
OR	-0.180	-0.180
UT	-0.130	-0.130

For additional State Adjusters, visit our website

VA Lender ID: 901913-00-00

VA Fixed Price Adjustments	
Loan Amount Adjustments	
\$50,000 to \$99,999	0.400
\$100,000 to \$149,999	0.100
\$150,000 to \$349,999	0.000
≥ \$350,000	0.100
FICO Adjustments	
FICO Score ≥ 720	-0.125
FICO Score 660 - 719	0.000
FICO Score 640 - 659	0.250

- All base pricing assumes a 20-day lock
- Maximum credit after adjustments is -3.000

HomePath Mortgage Programs

30 Yr		30 Yr High Balance		20 Yr	
5.375	-3.358	5.750	-2.966	5.250	-3.459
5.250	-2.790	5.625	-2.691	5.125	-3.049
5.125	-2.153	5.500	-2.416	5.000	-2.708
5.000	-1.585	5.375	-2.121	4.875	-2.363
4.875	-1.048	5.250	-1.616	4.750	-1.784
4.750	-0.336	5.125	-1.041	4.625	-1.204
4.625	0.376	5.000	-0.536	4.500	-0.605
4.500	1.108	4.875	-0.061	4.375	0.188
HP30		HPJ30		HP20	

15 Yr		10 Yr	
4.875	-3.186	4.500	-3.516
4.750	-2.986	4.375	-3.111
4.625	-2.485	4.250	-2.239
4.500	-1.965	4.125	-1.367
4.375	-1.430	4.000	-0.455
4.250	-0.809	3.875	0.445
4.125	-0.187	3.750	1.435
4.000	0.475	3.625	2.435
HP15		HP10	

HomePath Mortgage Price Adjustments	LTV ≤ 60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90	90.01-95
Small Loans < \$99,999	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250
FICO Adjustments (Not Applicable to HP15, HP10)								
FICO Score ≥ 740	-0.250	0.000	0.000	0.000	0.000	0.000	0.000	0.000
FICO Score 720 - 739	-0.250	0.000	0.000	0.000	0.250	0.000	0.000	0.000
FICO Score 700 - 719	-0.250	0.500	0.500	0.500	0.750	0.500	0.500	0.500
FICO Score 680 - 699	0.000	0.500	0.500	1.000	1.500	1.000	0.750	0.750
FICO Score 660 - 679	0.000	1.000	1.000	2.000	2.500	2.250	1.750	1.750
FICO Score 640 - 659	0.500	1.250	1.250	2.500	3.000	N/A	N/A	N/A
FICO Score 620 - 639	0.500	1.500	1.500	3.000	3.000	N/A	N/A	N/A
Non-Owner	1.500	1.500	1.500	1.500	2.000	2.500	2.500	N/A
2 Units	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
3-4 Units	1.000	1.000	1.000	1.000	N/A	N/A	N/A	N/A
Condo (Not Applicable to HP15, HP10)	0.000	0.000	0.000	0.000	0.750	0.750	0.750	0.750
LTV	0.000	0.000	0.000	0.000	0.000	1.000	1.750	2.500
Subordinate Financing								
CLTV 75.01 - 90% (FICO <720)	0.000	0.000	0.000	0.000	0.250	N/A	N/A	N/A
CLTV 90.01 - 95% (FICO ≥ 720)	0.000	0.000	0.250	0.250	0.250	N/A	N/A	N/A
CLTV 90.01 - 95% (FICO < 720)	0.000	0.000	0.500	0.500	0.500	N/A	N/A	N/A
Escrow Waiver	0.250	0.250	0.250	0.250	0.250	0.250	0.250	N/A

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- Home Path Mortgage available only in CA
- All base pricing assumes a 20-day lock
- Maximum credit after adjustments is -3.000